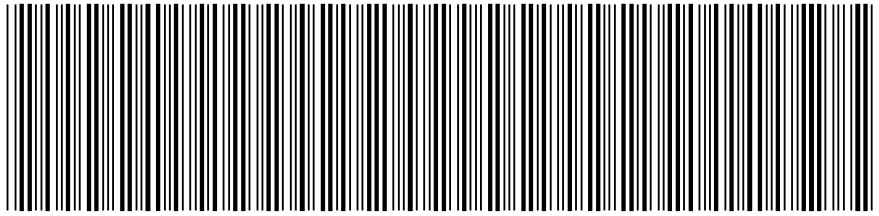


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2006121101318001001E961C

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 7**

**Document ID: 2006121101318001** Document Date: 12-06-2006 Preparation Date: 12-11-2006  
Document Type: TIMESHARE  
Document Page Count: 5

<p><b>PRESENTER:</b> SEARCHNY, INC 111 JOHN STREET 6TH FLOOR NEW YORK, NY 10038 212-608-2546 TCOLLINS@SEARCHNYINC.COM</p>	<p><b>RETURN TO:</b> SEARCHNY, INC 111 JOHN ST 6TH FLOOR TICOR TITLE-06-10773-NY-NY-I NEW YORK, NY 10038 212-608-2546 TCOLLINS@SEARCHNYINC.COM</p>
---	--

**PROPERTY DATA**

<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>Unit</b>	<b>Address</b>
MANHATTAN	1290	1215 Entire Lot	903	2 EAST 55TH STREET
<b>Property Type:</b> TIMESHARE				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

<p><b>GRANTOR/SELLER:</b> ST. REGIS RESIDENCE CLUB, NEW YORK INC. C/O STARWOOD VACATION OWNERSHIP, INC., 8801 VISTANA CENTRE DRIVE ORLANDO, FL 32821 x Additional Parties Listed on Continuation Page</p>	<p><b>GRANTEE/BUYER:</b> ROLANDO REYES KURI C/O FIFTH AND FIFTY-FIFTH RESIDENCE CLUB, 2 EAST 55TH STREET NEW YORK, NY 10022</p>
---	---

**FEES AND TAXES**

<b>Mortgage</b>	Filing Fee:	
Mortgage Amount: \$ 0.00		\$ 75.00
Taxable Mortgage Amount: \$ 0.00	NYC Real Property Transfer Tax:	\$ 10,374.69
Exemption:		
TAXES: County (Basic): \$ 0.00	NYS Real Estate Transfer Tax:	\$ 2,914.00
City (Additional): \$ 0.00		
Spec (Additional): \$ 0.00		
TASF: \$ 0.00		
MTA: \$ 0.00		
NYCTA: \$ 0.00		
Additional MRT: \$ 0.00		
<b>TOTAL:</b> \$ 0.00		
Recording Fee: \$ 62.00		
Affidavit Fee: \$ 0.00		

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**

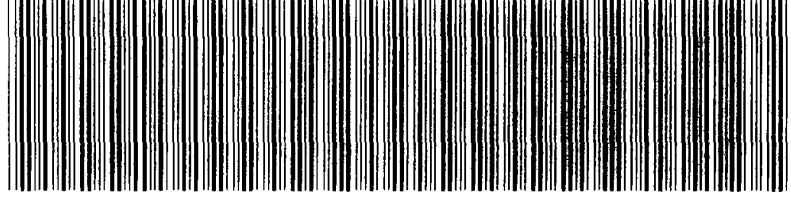


Recorded/Filed 12-12-2006 16:58  
City Register File No.(CRFN):  
**2006000682427**

*Annette McHill*

*City Register Official Signature*

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**



2006121101318001001C949C

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 7**

**Document ID: 2006121101318001**

Document Date: 12-06-2006

Preparation Date: 12-11-2006

Document Type: TIMESHARE

**PARTIES**

**GRANTEE/BUYER:**

HUMBERTO ZESATI ANDRADE  
C/O FIFTH AND FIFTY-FIFTH RESIDENCE CLUB, 2  
EAST 55TH STREET  
NEW YORK, NY 10022

**BARGAIN AND SALE DEED WITH COVENANTS**

THIS INDENTURE, made as of December 6, 2006, between St. Regis Residence Club, New York Inc., having an office c/o Starwood Vacation Ownership, Inc., 8801 Vistana Centre Drive, Orlando, Florida 32821 ("Grantor") and ROLANDO REYES KURI & HUMBERTO ZESATI ANDRADE, JOINT TENANTS

\_\_\_\_\_  
 \_\_\_\_\_ ("Grantee"),  
 having an address c/o Fifth and Fifty-Fifth Residence Club, Two East 55<sup>th</sup> Street, New York, New York 10022.

**WITNESSETH:**

That the Grantor, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee, forever:

An undivided 4/52 ownership interest ("Club Interest") as tenant-in-common with other owners in the Club Unit ("Club Unit") known as Club Unit 0903 in the building ("Building") known as the Fifth and Fifty-Fifth Condominium ("Condominium") and by the street number Two East 55<sup>th</sup> Street, Borough of Manhattan, County of New York, City and State of New York, such Club Unit being designated and described by the above Club Unit designation in a certain Declaration of Condominium dated April 18, 2006, made by St. Regis New York Holdings, L.L.C. ("Declarant") pursuant to Article 9-B of the Real Property Law of the State of New York ("Condominium Act") establishing a plan for condominium ownership of the Building and the land ("Land") upon which the Building is situate (which Land is more particularly described in Exhibit "A" annexed hereto and by this reference made a part hereof), which Declaration of Condominium was recorded in the New York County Office of the Register of the City of New York ("Register's Office") on June 14, 2006, in CRFN # 2006000336080 as the same may have been or may in the future be amended ("Condominium Declaration"). The Club Unit is also designated as Tax Lot 125 in Block 1290 of Section 5 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of the Building, certified by Brennan Beer Gorman/Architects, LLP, on April 7, 2006, and filed with the Real Property Assessment Department of The City of New York as Condominium Plan No.1558 and also filed in the Register's Office on June 14, 2006, as CRFN # 2006000336081 as the same may have been or may in the future be amended.

TOGETHER with an undivided 4/52 Club Interest in the Club Unit's undivided 0.422% interest in the Common Elements (as such term is defined in the Condominium Declaration);

TOGETHER with the right to use Club Unit 0903 for Club Week 43 ("Fixed Time Use") each Use Year and the right to use a Club Unit that is the same Club Unit Type as the Club Unit for up to fifteen (15) weekdays and six (6) weekend days each Use Year ("Floating Time"), with an Assigned Priority Designation of K3, all as defined in and subject to the Reservation Policies and Procedures for the Fifth and Fifty-Fifth Residence Club as the same may be amended from time to time ("Club Reservation Procedures");

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to the Club Interest in the Club Unit;

TOGETHER with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Condominium Declaration, Floor Plans and the bylaws of the Condominium ("Condominium Bylaws"), as the same may be amended from time to time, all of which constitute covenants running with the Land and shall bind any person having at any time any interest or estate in the Club Unit, as though recited and stipulated at length herein.

TOGETHER with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in a certain Declaration and Plan of Club Ownership for the Fifth and Fifty-Fifth Residence Club dated June 21, 2006, made by Grantor establishing a plan for fractional or club ownership of certain of the Club Units in the Building, which declaration and plan of club ownership was recorded in the Register's Office on July 13, 2006, in CRFN # 2006000399615, as the same may have been or may in the future be amended ("Club Declaration"), the bylaws ("Club Bylaws") of the Fifth and Fifty-Fifth Residence Club Association, Inc. ("Club Association"), the Club Reservation Procedures promulgated by the Club Board pursuant to the Club Declaration, as the same may have been or may in the future be amended, and the timeshare power of attorney delivered by Grantee to the Club Board to be recorded in the Register's Office ("Club Power of Attorney") all of which constitute covenants running with the Land and shall bind any person having at any time any interest or estate in the Club Interest, as though recited and stipulated at length herein.

SUBJECT to such liens, agreements, covenants, easements, restrictions, consents and other matters of record as pertain to the Club Unit, the Club Interest, the Land and/or the Building (which Land and Building are collectively referred to as the "Property").

TO HAVE AND TO HOLD the same unto Grantee and the heirs or successors and assigns of Grantee forever.

If any provision of the Condominium Declaration or the Condominium Bylaws is invalid under, or would cause the Condominium Declaration or the Condominium Bylaws to be insufficient to submit the Property to, the provisions of the Condominium Act, or if any provision which is necessary to cause the Condominium Declaration and the Condominium Bylaws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Condominium Declaration or the Condominium Bylaws, or if the Condominium Declaration and the Condominium Bylaws are insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of the Condominium Declaration shall control.

Except as otherwise specifically permitted by the Condominium Board or the Club Board or provided in the Condominium Declaration, the Condominium Bylaws, the Club Declaration, the Club Bylaws or the Club Reservation Procedures, the Club Unit is intended for personal, recreational and other uses.

Grantor covenants that Grantor has not done or suffered anything whereby the Club Interest has been encumbered in any way whatsoever, except as set forth in the Condominium Declaration, the Condominium Bylaws (and any Rules and Regulations adopted under the Condominium Bylaws), the Club Declaration, the Club Bylaws (and any Rules

and Regulations adopted under the Club Bylaws), the Club Power of Attorney and the Club Reservation Procedures.

Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the same for any other purposes.

Grantee accepts and ratifies the provisions of the Condominium Declaration, the Condominium Bylaws (and any Rules and Regulations adopted under the Condominium Bylaws), the Club Declaration, the Club Bylaws (and any Rules and Regulations adopted under the Club Bylaws) and the Club Reservation Procedures and agrees to comply with all the terms and provisions thereof.

Grantee waives any interest in the Club Unit and its undivided percentage interest in the Common Elements, other than the undivided tenant-in-common Club Interest specifically being conveyed herein.


This conveyance is made in the regular course of business actually conducted by Grantor.



The term "Grantee" shall be read as "Grantees" whenever the sense of this indenture so requires.

All capitalized terms used herein which are not separately defined herein shall have the meanings given to those terms in the Condominium Declaration, the Condominium Bylaws, the Club Declaration, the Club Bylaws or the Club Reservation Procedures, as the case may be.

IN WITNESS WHEREOF, Grantor and Grantee have duly executed this indenture as of the day and year first above written.

GRANTOR:  
ST. REGIS RESIDENCE CLUB, NEW YORK INC.,  
a Florida corporation

By:   
Name: Irma Lagares  
Title: Authorized Agent

GRANTEE(S):  
  
Name: ROLANDO REYES KUBI  
  
Name: HUMBERTO ZESATI ANDRADE  
Name:  
Name:

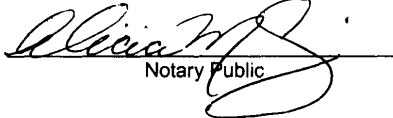
(For Execution in New York State)

STATE OF NEW YORK )  
                                  ) ss.:  
COUNTY OF New York )

On October 13, 2006, before me, the undersigned, personally appeared \_\_\_\_\_  
~~IRMA LAGARES~~ HUMBERTO ZESATI ANDRADE

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(ies), and that by (his) (her) (their) signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



  
Notary Public

(For Execution Outside of New York State)

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.:

On \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_  
\_\_\_\_\_, personally known to me  
or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the  
within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(ies), and  
that by (his) (her) (their) signature(s) on the instrument, the individual(s), or the person upon behalf of which the  
individual(s) acted, executed the instrument, and that such individual(s), made such appearance before the undersigned  
in the \_\_\_\_\_  
(Insert the city or the political subdivision and the state or country or other place the acknowledgment was taken.)

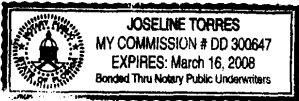
\_\_\_\_\_  
Notary Public

(For Execution outside of New York State)

STATE OF Florida )  
COUNTY OF Orange ) SS.:

On December 6, 2006, before me, the undersigned, personally appeared \_\_\_\_\_  
Keina Laganes as Authorized Agent of St. Regis Residence Club, New York, Inc., a Florida corporation, on behalf of the corporation under due authority therefrom, personally known  
to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to  
the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(ies),  
and that by (his) (her) (their) signature(s) on the instrument, the individual(s), or the person upon behalf of which the  
individual(s) acted, executed the instrument, and that such individual(s), made such appearance before the undersigned  
in the Florida, Orange  
(Insert the city or the political subdivision and the state or country or other place the acknowledgment was taken.)

Josefine Torres  
Notary Public



**NEW YORK 'ALL-PURPOSE' ACKNOWLEDGMENT**

**REAL PROPERTY LAW §309-a**

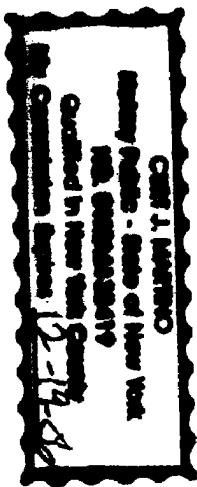
State of New York }  
County of New York } ss.

On the 18 day of OCTOBER in the year 2006

before me, the undersigned, a Notary Public in and for said state, personally appeared Islands Regas Kuri, personally

Name of Signer

known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



*[Handwritten Signature]*  
Signature of Notary Public

**OPTIONAL**

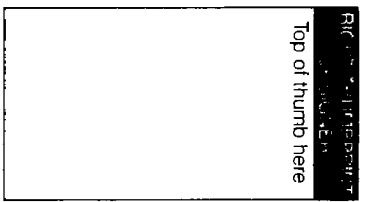
*Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_



**EXHIBIT "A"**  
**TO BARGAIN AND SALE DEED WITH COVENANTS**

DESCRIPTION OF THE CLUB UNIT

An undivided 4/52 Club Interest ("Club Interest") as tenant-in-common with other owners in the Club Unit ("Club Unit") known as Club Unit 0903 in the building ("Building") known as The Fifth and Fifty-Fifth Condominium ("Condominium") and by the street number Two East 55th Street, New York, New York 10022, such Club Unit being designated and described by the above Club Unit designation in a certain Declaration of Condominium dated April 18, 2006, made by St. Regis New York Holdings, L.L.C. pursuant to Article 9-B of the Real Property Law of the State of New York ("Condominium Act") establishing a plan for condominium ownership of the Building and the land ("Land") upon which the Building is situate (which Land is more particularly described in Exhibit A annexed hereto and by this reference made a part hereof), which Declaration of Condominium was recorded in the New York County Office of the Register of The City of New York ("Register's Office") on June 14, 2006, in CRFN # 2006000336080 as the same may have been or may in the future be amended ("Condominium Declaration"). The Club Unit is also designated as Tax Lot 1215 in Block 1290 of Section 5 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of The City of New York and on the Floor Plans of the Building, certified by Brennan Beer Gorman/Architects, LLP on April 7, 2006, and filed with the Real Property Assessment Department of The City of New York as Condominium Plan No. 1558 and also filed in the Register's Office on June 14, 2006, as CRFN # 2006000336081 as the same may have been or may in the future be amended.

TOGETHER with an undivided 4/52 Club Interest in the Club Unit's undivided 0.4802 % interest in the Common Elements (as such term is defined in the Condominium Declaration).

DESCRIPTION OF THE LAND

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Southerly side of East 55<sup>th</sup> Street distant 170 feet 6 inches Westerly from the corner formed by the intersection of the Southerly side of East 55<sup>th</sup> Street and the Westerly side of Madison Avenue;

RUNNING THENCE Southwardly along a line parallel with the Westerly side of Madison Avenue and along the Westerly line of premises known as number 14 East 55<sup>th</sup> Street 100 feet 5 inches to a point in the center line of Block;

THENCE Westwardly along the center line of Block 149 feet 6 inches to a point on the Easterly line of number 697 5<sup>th</sup> Avenue;

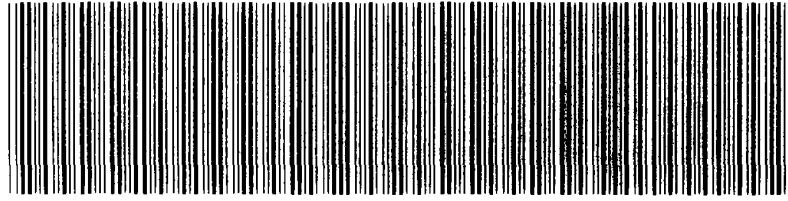
THENCE Northwardly along a line parallel with the Easterly side of Fifth Avenue and along the Easterly line of premises known as number 697 5<sup>th</sup> Avenue 25 feet 5 inches to a point;

THENCE Westwardly along a line parallel with the Southerly side of East 55<sup>th</sup> Street and along the Northerly line of premises known as number 697 5<sup>th</sup> Avenue 100 feet 0 inches to a point on the Easterly side of 5<sup>th</sup> Avenue;

THENCE Northwardly along the Easterly side of Fifth Avenue 75 feet 0 inches to the corner formed by the intersection of the Easterly side of 5<sup>th</sup> Avenue and the Southerly side of East 55<sup>th</sup> Street;

THENCE Eastwardly along the Southerly side of East 55<sup>th</sup> Street 249 feet 6 inches to the point or place of BEGINNING.

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**



**2006121101318001001S589D**

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2006121101318001**

**Document Date: 12-06-2006**

**Preparation Date: 12-11-2006**

**Document Type: TIMESHARE**

**ASSOCIATED TAX FORM ID: 2006120600283**

**SUPPORTING DOCUMENTS SUBMITTED:**

RP - 5217 REAL PROPERTY TRANSFER REPORT  
SMOKE DETECTOR AFFIDAVIT

**Page Count**

1  
1



FOR CITY USE ONLY

C1. County Code  C2. Date Deed Recorded  /  /   
 C3. Book  OR C4. Page   
 C5. CRFN



**REAL PROPERTY TRANSFER REPORT**  
 STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES  
**RP - 5217NYC**

(Rev 11/2002)

**PROPERTY INFORMATION**

1. Property Location:  2  EAST 55TH STREET 903  MANHATTAN  10022  
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name:  KURI  ROLANDO REYES  
LAST NAME / COMPANY FIRST NAME  
 ANDRADE  HUMBERTO ZESATI  
LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address: Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)  
     
LAST NAME / COMPANY FIRST NAME  
     
STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed  1 # of Parcels OR  Part of a Parcel

4A. Planning Board Approval - N/A for NYC  
 4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size:  FRONT FEET  X  DEPTH OR  ACRES

6. Ownership Type is Condominium   
 7. New Construction on Vacant Land

8. Seller Name:  ST. REGIS RESIDENCE CLUB, NEW YORK INC.  
LAST NAME / COMPANY FIRST NAME  
   
LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:  
 A  One Family Residential C  Residential Vacant Land E  Commercial G  Entertainment / Amusement I  Industrial  
 B  2 or 3 Family Residential D  Non-Residential Vacant Land F  Apartment H  Community Service J  Public Service

**SALE INFORMATION**

10. Sale Contract Date:  9 /  22 /  2006  
Month Day Year

11. Date of Sale / Transfer:  12 /  6 /  2006  
Month Day Year

12. Full Sale Price \$  7  2  8  0  4  8  
( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:  
 A  Sale Between Relatives or Former Relatives  
 B  Sale Between Related Companies or Partners in Business  
 C  One of the Buyers is also a Seller  
 D  Buyer or Seller is Government Agency or Lending Institution  
 E  Deed Type not Warranty or Bargain and Sale (Specify Below )  
 F  Sale of Fractional or Less than Fee Interest ( Specify Below )  
 G  Significant Change in Property Between Taxable Status and Sale Dates  
 H  Sale of Business is Included in Sale Price  
 I  Other Unusual Factors Affecting Sale Price ( Specify Below )  
 J  None

**ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill**

15. Building Class  R 4 16. Total Assessed Value (of all parcels in transfer)

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
 MANHATTAN 1290 1215

**CERTIFICATION**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

**BUYER**  
 BUYER SIGNATURE: *[Handwritten Signature]* DATE: 12/06/06  
 c/o Fifth and Fifth Fifth Residence Club  
 2 East 55th Street  
STREET NUMBER STREET NAME (AFTER SALE)  
 New York N.Y. 10022  
CITY OR TOWN STATE ZIP CODE

**BUYER'S ATTORNEY**  
 LAST NAME: \_\_\_\_\_ FIRST NAME: \_\_\_\_\_  
 AREA CODE: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_  
**SELLER**  
 SELLER SIGNATURE: *[Handwritten Signature]* DATE: 12/06/06  
 Title Supervisor

2006120600283201

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York )  
 ) SS.:  
County of )

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

2 EAST 55TH STREET 903  
Street Address Unit/Apt.  
MANHATTAN New York, 1290 1215 (the "Premises");  
Borough Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

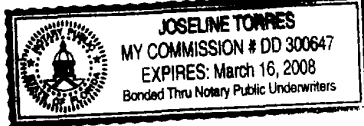
*St. Regis Residence Club, New York, Inc.*  
Name of Grantor (Type or Print)  
*[Signature]*  
Signature of Grantor

*Rolando Reyes Kuri*  
Name of Grantee (Type or Print)  
*[Signature], authorized Agent*  
Signature of Grantee

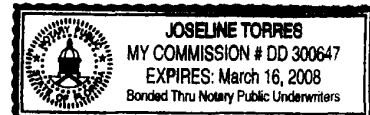
Sworn to before me  
this 6 date of December 19 2006

Sworn to before me  
this 6 date of December 19 2006

*[Signature]*



*[Signature]*



These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**