

estate belonging, or in any wise appertaining, forever.

And that said grantors, for themselves and for their heirs, executors or administrators, do hereby covenants, promises and agree to and with said party of the second part, that, at the delivery of these presents, they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and demised premises, with the appurtenances, that the same are free, clear, discharged and unincumbered of and from all other and former grants, titles, charges, estates, judgments, liens, taxes, assessments and encumbrances, of what nature or kind soever, except that this conveyance is subject to party wall agreement and to two existing mortgages, now held by said premises, aggregating nine thousand dollars (\$9,000) and except that this conveyance is subject also to existing leases. And that they will warrant and forever defend the said premises unto said party of the second part, its successors and assigns, against said parties of the first part, their heirs and all and every person or persons who may hereafter lawfully claim or to claim the same. The witnesses whereof, the said parties of the first part have hereunto set their hands the day and year first above written.

Samuel H. Press. (L.S.)

Klause W. Press. (L.S.)

Agatha C. Press. (L.S.)

State of New York
County of New York ss. Before me P.B. Scarff, notary public, in and for said county and state, on this first day of October, 1905, personally appeared Samuel H. Press, Klause W. Press and Agatha C. Press, wife of said Klause W. Press, to see known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the use and purpose therein set forth. Witness my hand and official seal, done at the Borough of Manhattan, City, County, and State of New York, the day and year above written.

P.B. Scarff, Notary Public,

Recd.

W.H. Co., My commission expires
on the 31st day of March, 1909.