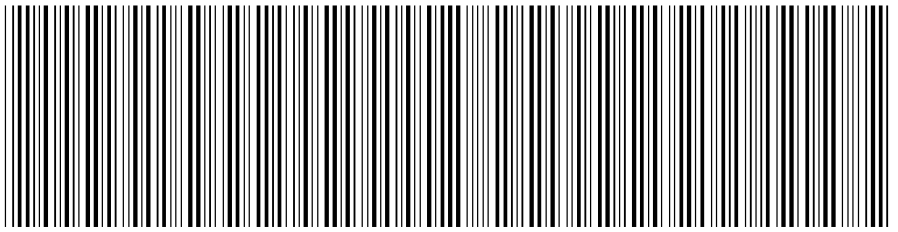


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2019070101243001

Document Date: 06-26-2019

Preparation Date: 07-01-2019

Document Type: DEED

Document Page Count: 3

PRESENTER:

BAY ABSTRACT CORP.
25 REEVE PLACE
BROOKLYN, NY 11218
718-840-5860
DAVID@DFAINKICH.COM

RETURN TO:

BAY ABSTRACT CORP.
25 REEVE PLACE
BROOKLYN, NY 11218
718-840-5860
DAVID@DFAINKICH.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	1208	22	Entire Lot	1346 PACIFIC STREET
Property Type: RESIDENTIAL VACANT LAND				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

DENISE ROBINSON
1348 PACIFIC STREET
BROOKLYN, NY 11216

GRANTEE/BUYER:

1346 PACIFIC ST LLC
490 KINGS HIGHWAY, 2ND FL
BROOKLYN, NY 11223

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 19,556.25

NYS Real Estate Transfer Tax:

\$ 2,980.00

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

CITY OF NEW YORK

Recorded/Filed 07-03-2019 11:18

City Register File No. (CRFN):

2019000209499



Annette McMill

City Register Official Signature

THIS INDENTURE, made the 26 day of June, 2019

BETWEEN

Denise M. Robinson

residing at 1348 Pacific Street, Brooklyn, NY 11216

party of the first part, and

1346 Pacific St LLC

residing at 490 Kings Highway, Brooklyn, NY 11223

party of the second part.

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the See Attached Schedule A

Being and intended to be the same premises conveyed to grantor herein by deed dated 06/20/2006 and recorded on 07/05/2006 in Kings County Register Office under CRFN 2006000382209

Premises also known as 1346 Pacific Street, Brooklyn, NY (Block 1208 lot 22)

DR

TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first 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 total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF :


Denise M. Robinson

BAY ABSTRACT CORPORATION

**As Agent for
WESTCOR LAND TITLE INSURANCE COMPANY**

SCHEDULE A Description

Title Number: **B01631**

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York:

BEGINNING at a point on the southerly side of Pacific Street distant 284 feet 8 inches easterly from the corner formed by the intersection of the southerly side of Pacific Street with the easterly side of New York Avenue;

RUNNING THENCE southerly parallel with New York Avenue 100 feet;

THENCE easterly at parallel with Pacific Street 20 feet 2 inches;

THENCE northerly at parallel with New York Avenue and part of the distance through a party wall 100 feet to the southerly side of Pacific Street;

THENCE westerly along the southerly side of Pacific Street 20 feet 2 inches to the point or place of BEGINNING.

FOR CONVEYANCING ONLY, IF INTENDED TO BE CONVEYED: TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF, IN AND TO ANY STREETS, ROADS, OR AVENUES ABUTTING THE ABOVE DESCRIBED PREMISES, TO THE CENTER LINE THEREOF.

Acknowledgement taken in New York State

State of New York, County of **Kings** . ss:

On the **26th** day of **June** in the year **2019**

before me, the undersigned, personally appeared **Denise M. Robinson** 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.

DAVID FAINKICH, NOTARY PUBLIC
STATE OF NEW YORK
NO. 02FA674-1098
QUALIFIED IN KINGS COUNTY
COMMISSION EXPIRES **11/15/2022**

Acknowledgement by Subscribing Witness taken in New York State

State of New York, County of . ss:

On the day of in the year before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who being by me duly sworn, did depose and say, that he/she/they reside(s) in

that he/she/they know(s) to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

Title No.: _____

Denise M. Robinson

TO

1346 Pacific St LLC



Acknowledgement taken in New York State

State of New York, County of . ss:

On the day of in the year

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.

Acknowledgement taken outside New York State

*State of , County of, . ss:

*(or insert District of Columbia, Territory, Possession or Foreign Country)

On the day of in the year 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 made such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

DISTRICT
SECTION
BLOCK **1208**
LOT **22**

COUNTY OR TOWN

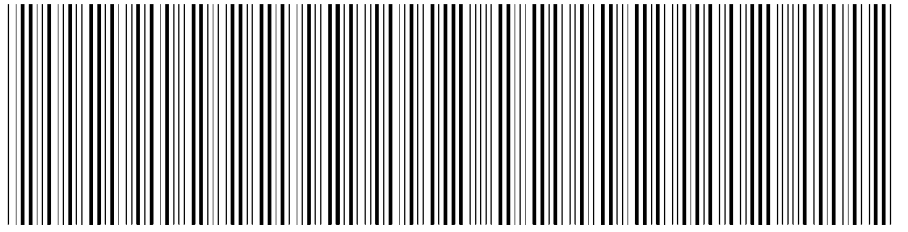
RETURN BY MAIL TO:

Dav

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2019070101243001
Document Type: DEED

Document Date: 06-26-2019

Preparation Date: 07-01-2019

ASSOCIATED TAX FORM ID: 2019062600324

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page /

C5. CRFN



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

PROPERTY INFORMATION

1. Property Location 1346 PACIFIC STREET BROOKLYN 11216
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 1346 PACIFIC ST LLC
 LAST NAME / COMPANY FIRST NAME

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

Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Seller Name ROBINSON DENISE
 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 11 / 12 / 2018
 Month Day Year

11. Date of Sale / Transfer 6 / 26 / 2019
 Month Day Year

12. Full Sale Price \$ 7,450,000
 (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 V, 0 16. Total Assessed Value (of all parcels in transfer) 2,364

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

BROOKLYN 1208 22

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 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'S ATTORNEY		
BUYER SIGNATURE <i>[Signature]</i>		DATE	LAST NAME	FIRST NAME	
490 KINGS HIGHWAY 2ND FL <i>authorized Signatory.</i>					
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
BROOKLYN				SELLER	
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE <i>[Signature]</i>	DATE	
	NY	11223			