

**Referee’s Deed**

This Deed, made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, between \_\_\_\_\_, by \_\_\_\_\_, Referee, residing at \_\_\_\_\_, New York, in the foreclosure action hereinafter mentioned, party of the first part and \_\_\_\_\_, party of the second part,

WITNESSETH, that the party of the first part, being the Referee appointed in an action between \_\_\_\_\_, plaintiff, and \_\_\_\_\_, *et al.*, defendants, foreclosing a mortgage(s) recorded in the \_\_\_\_\_ County Clerk’s Office in Liber \_\_\_\_ of Mortgages at Page \_\_\_\_\_, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and

in pursuance of a Judgment entered at a Special Term of the \_\_\_\_\_ Court under Index Number \_\_\_\_\_, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and in consideration of the sum of \_\_\_\_\_ dollars (\$\_\_\_\_\_), paid by the party of the second part, being the highest sum bid at the sale under such Judgment, does hereby grant and convey to the party of the second part, \_\_\_\_\_ and assigns, the premises described in Schedule A attached hereto and made a part hereof.

SUBJECT to a prior mortgage recorded in the \_\_\_\_\_ County Clerk’s Office held by \_\_\_\_\_, having a principal balance of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) plus \_\_\_\_% interest from \_\_\_\_\_, 20\_\_.

SUBJECT to all unpaid taxes, assessments and water rates which are now a lien on the premises.

TO HAVE AND TO HOLD the premises described in Schedule A and hereby conveyed unto the said party of the second part, \_\_\_\_\_ and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has thereunto set his hand the day and year first above written.

\_\_\_\_\_  
, Referee

Acknowledgment by a Person Within New York State (RPL § 309-a)

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

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.

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)