

Certified to be a true and  
correct copy of document  
submitted for recordation.

**DEED**

RECORD & RETURN TO:

Pryor Cashman LLP  
7 Times Square  
New York, New York 10019  
Attn: Wayne B. Hecklen, Esq.

**THIS INDENTURE** is made as of the 2nd day of September, 2020, by and between **NR PROPERTY 2 LLC**, a New York limited liability company, having an address c/o Emmes Asset Management Company LLC, 44 West 55th Street, Suite 500, New York, NY 10019 ("Grantor") and **SB GERARD AVENUE, LLC**, a New York limited liability company, having an address c/o Silverback Acquisitions and Development LLC, 40 West 57th Street, 29th Floor, New York, NY 10019 ("Grantee").

**WITNESSETH:**

That Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever, Grantor's entire right, title and interest in and to that plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, (the "Premises"), and more particularly described on Schedule A annexed hereto and made a part hereof

**TOGETHER**, with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Premises to the center lines thereof;

**TOGETHER** with the appurtenances and all the estate and rights of Grantor in and to the Premises;

**TO HAVE AND TO HOLD** the Premises herein granted unto Grantee, the heirs or successors and assigns of Grantee, forever.

**AND** Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor 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 improvements at the Premises and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

**AND** the following reservations, restrictions and conditions, which shall be covenants running with the land, shall be binding upon Grantee, its successors, assigns and all future owners of the Premises as set forth herein:

For a period of three (3) years from the date of this deed, Grantee shall not sell, assign, convey, contribute or otherwise transfer title to the Premises (a "Transfer") without first giving to Grantor no less than thirty (30) days' prior written notice of such Transfer.

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

GRANTOR:

**NR PROPERTY 2 LLC**

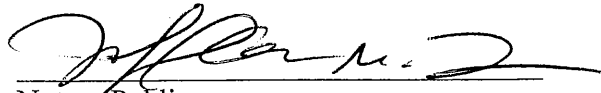
By: 

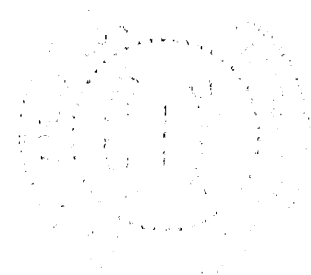
Name: Alison Pappas

Title: Authorized Signatory

STATE OF S.C. )  
COUNTY OF Charleston <sup>SS.:</sup>

On the 27 day of August, in the year 2020, before me, the undersigned, personally appeared ALISON PAPPAS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that (s)he executed the same in his (her) capacity, and that by his (her) signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
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Notary Public



## **Schedule A**

### **Legal Description**

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

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

BEGINNING at a point on the northerly side of East 150th Street and the easterly side of Gerard Avenue;

THENCE northerly along the easterly side of Gerard Avenue 358 feet;

THENCE easterly at right angles to Gerard Avenue 92.64 feet to the median line of the block between Gerard and Walton Avenue;

THENCE southerly along the median line of the block 166.44 feet;

THENCE westerly at right angles to Walton Avenue 8.14 feet;

THENCE southerly parallel with Walton Avenue 83.34 feet;

THENCE easterly at right angles to Walton Avenue 9.21 feet to the median line of the block;

THENCE southerly along the median line of the block 113.45 feet to the northerly side of East 150th Street;

THENCE westerly along the northerly side of East 150<sup>th</sup> Street 89.38 feet to BEGINNING.