

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**

14250  
died  
tax  
1443  
34

**THIS INDENTURE**, made the 12<sup>th</sup> day of January, nineteen hundred and seventy, **BETWEEN MARGARET HOCKADAY LAFARGE**, residing at 33 Pine Street, Nantucket, Massachusetts,

party of the first part, and **THE ZEN STUDIES SOCIETY, INC.**, a membership corporation organized and existing under the laws of the State of New York, having its principal place of business at 223 East 67th Street, New York, New York,

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 the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

**BEGINNING** at the point on the southerly side of 69th Street distant 458 feet 4 inches easterly from the south-easterly corner of 2nd Avenue and 69th Street; running thence southerly parallel with 2nd Avenue and partly through the center of a party wall 77 feet 4 inches; thence easterly parallel with 69th Street 16 feet 8 inches; thence northerly parallel with 2nd Avenue and partly through the center of a party wall 77 feet 4 inches to the southerly line of 69th Street; and thence westerly along the last mentioned line 16 feet 8 inches to the point or place of **BEGINNING**.

Said premises now being known as and by the Street Number 356 East 69th Street.

**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:**

*[Handwritten signatures: Margaret Hockaday Lafarge and Edward K. Kennedy]*