

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

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**2011122700736001004E0B2B**
**RECORDING AND ENDORSEMENT COVER PAGE**
**PAGE 1 OF 4**
**Document ID: 2011122700736001**
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**PRESENTER:**

TITLEASSOCIATES - PICK-UP/ AGUSTIN  
AS AGENT FOR STEWART TITLE  
825 THIRD AVENUE - SSR-11-01-9136  
NEW YORK, NY 10022  
212-758-0050  
jfeldman@titleassociates.com

**RETURN TO:**

ERIKA KELLERHALS, ESQ  
9100 HAVENSIGHT, PORT OF SALE, SUITE 15/16  
ST. THOMAS 00802  
VIRGIN ISLANDS, US  
340-779-2564

**PROPERTY DATA**

| Borough   | Block | Lot | Unit       | Address            |
|-----------|-------|-----|------------|--------------------|
| MANHATTAN | 1386  | 10  | Entire Lot | 9 EAST 71ST STREET |

**Property Type: DWELLING ONLY - 1 FAMILY**

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**
**GRANTOR/SELLER:**

NINE EAST 71ST STREET CORPORATION  
301 EAST 66TH STREET, 10F  
NEW YORK, NY 10065

**GRANTEE/BUYER:**

MAPLE, INC.  
9100 HAVENSIGHT, PORT OF SALE, SUITE 15/16  
ST. THOMAS 00802  
VIRGIN ISLANDS, US

**FEES AND TAXES**

| Mortgage                 |                | Filing Fee:                     |        |
|--------------------------|----------------|---------------------------------|--------|
| Mortgage Amount:         | \$ 0.00        | \$                              | 125.00 |
| Taxable Mortgage Amount: | \$ 0.00        | NYC Real Property Transfer Tax: |        |
| Exemption:               |                | \$                              | 0.00   |
| TAXES: County (Basic):   | \$ 0.00        | NYS Real Estate Transfer Tax:   |        |
| City (Additional):       | \$ 0.00        | \$                              | 0.00   |
| Spec (Additional):       | \$ 0.00        |                                 |        |
| TASE:                    | \$ 0.00        |                                 |        |
| MTA:                     | \$ 0.00        |                                 |        |
| NYCTA:                   | \$ 0.00        |                                 |        |
| Additional MRT:          | \$ 0.00        |                                 |        |
| <b>TOTAL:</b>            | <b>\$ 0.00</b> |                                 |        |
| Recording Fee:           | \$ 52.00       |                                 |        |
| Affidavit Fee:           | \$ 0.00        |                                 |        |

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

Recorded/Filed 01-10-2012 10:00

City Register File No.(CRFN):

**2012000008342**


*Quetta M. Hill*

**City Register Official Signature**

Block: 1386  
Lot: 10  
Address: 9 East 71<sup>st</sup> Street  
New York, NY

**DEED**

THIS INDENTURE, made the 25<sup>th</sup> day of December, 2011, between NINE EAST 71ST STREET CORPORATION, a New York corporation, with an address of 301 East 66<sup>th</sup> Street, 10F, New York, New York 10065, hereinafter referred to as the party of the first part, and MAPLE, INC., a U.S. Virgin Islands corporation with an address of 9100 Havensight Port of Sale Ste 15-16, St. Thomas, VI 00802, hereinafter referred to as the party of the second part,

**WITNESSETH:**

That the party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, and the successors and assigns of the party of the second part, forever:

ALL that certain plot, place or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of 71<sup>st</sup> Street distant 225 feet easterly from the corner formed by the intersection of the easterly side of 5<sup>th</sup> Avenue with the northerly side of 71<sup>st</sup> Street; running

thence Easterly along the northerly side of 71<sup>st</sup> Street 50 feet;

thence Northerly and parallel with 5<sup>th</sup> Avenue 102 feet 2 inches to the center line of the block between 71<sup>st</sup> and 72<sup>nd</sup> Streets;

thence Westerly along the said center line and parallel with 71<sup>st</sup> Street 50 feet;

thence Southerly and parallel with 5<sup>th</sup> Avenue 102 feet 2 inches to the northerly side of 71<sup>st</sup> Street at the point or place of beginning.

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, and the successors and assigns of the party of the second part, forever.

AND said 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 whatsoever, 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 second part will receive consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purposes of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement

**BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS**

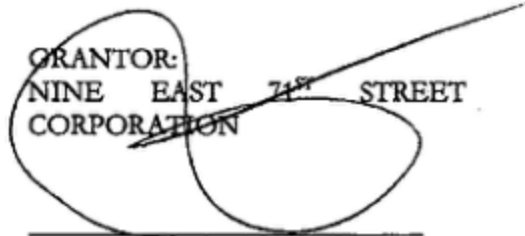
before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" wherever the sense of this indenture so requires.

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

WITNESSES

Two handwritten signatures, one above the other, both written in dark ink. The first signature is cursive and appears to be 'Beth Leary'. The second signature is also cursive and appears to be 'M. [unclear]'. Both signatures are written over a horizontal line.

GRANTOR:  
NINE EAST 74<sup>TH</sup> STREET  
CORPORATION

A large, handwritten signature in dark ink, which appears to be 'Jeffrey E. Epstein', written over the printed text of the grantor's name.

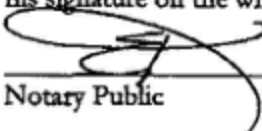
BY: JEFFREY E. EPSTEIN,  
President

BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

TERRITORY OF THE U.S. VIRGIN ISLANDS  
DIVISION OF ST. THOMAS/ ST. JOHN

)  
) ss:

On the 25<sup>th</sup> day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared Jeffrey E. Epstein, personally known to me or proved to me on the basis of satisfactory evidence to be the individual who subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity as the President of Nine East 71<sup>st</sup> Street Corporation, a New York corporation (the "Corporation"), the Grantor therein, and that by his signature on the within instrument, the Corporation executed the within instrument.

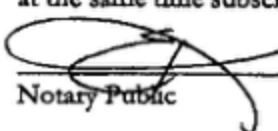
  
Notary Public

Erika A. Kellerhals  
NOTARY PUBLIC LNP 013-10  
Commission Expires 05/02/2014  
Territory of the U.S. Virgin Islands

TERRITORY OF THE U.S. VIRGIN ISLANDS  
DIVISION OF ST. THOMAS/ ST. JOHN

)  
) ss:

On the 25<sup>th</sup> day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared GREG J. FERRELL, personally known to me or proved to me on the basis of satisfactory evidence to be a subscribing witness to the within instrument, who being by me duly sworn, did depose and say that HE resides in the United States Virgin Islands; that HE knows Jeffrey E. Epstein to be the individual who executed the within instrument; that said subscribing witness was present and saw Jeffrey E. Epstein execute the same; and that said subscribing witness at the same time subscribed HIS name as a witness thereto.

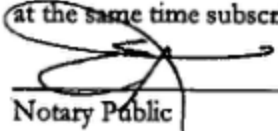
  
Notary Public

Erika A. Kellerhals  
NOTARY PUBLIC LNP 013-10  
Commission Expires 05/02/2014  
Territory of the U.S. Virgin Islands

TERRITORY OF THE U.S. VIRGIN ISLANDS  
DIVISION OF ST. THOMAS/ ST. JOHN

)  
) ss:

On the 25<sup>th</sup> day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared BRETT GRACEY, personally known to me or proved to me on the basis of satisfactory evidence to be a subscribing witness to the within instrument, who being by me duly sworn, did depose and say that HE resides in the United States Virgin Islands; that HE knows Jeffrey E. Epstein to be the individual who executed the within instrument; that said subscribing witness was present and saw Jeffrey E. Epstein execute the same; and that said subscribing witness at the same time subscribed HIS name as a witness thereto.

  
Notary Public

Erika A. Kellerhals  
NOTARY PUBLIC LNP 013-10  
Commission Expires 05/02/2014  
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BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS