

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S
ACTS (INDIVIDUAL OR CORPORATION)
FORM 8007**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND
PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the _____ day of December 2025,

between

Diamond Bay Development Inc, with a principal office located at 2915 Ogletown Road, Suite 4593, Newark DE
19713
party of the first part, and

Cow-Bay Sprinkler Corp., with a principal office located at at 40 Roselle Street, Mineola, NY 11550
party of the second part,

WITNESSETH, that the party of the first part, in consideration of 0.00 dollars, lawful money of the
United States, 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 as conveyed to the Grantor herein by deed dated 01-
30-25 recorded 02-26-25 Control Number 650383127. Premises commonly known as 2824 Stoney Street,
Mohegan Lake, NY 10547

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,

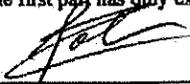
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever.

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.



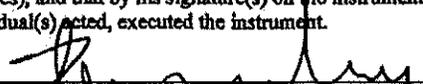
Robert Cohen, Director, President and Secretary

IN PRESENCE OF:

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

CITY OF MONTREAL
PROVINCE OF QUEBEC, CANADA

On the 12 day of December, 2025, before me, the undersigned, personally appeared Robert Cohen, 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 executed the same in his capacity(ies), and that by his 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)

BARGAIN AND SALE DEED

Title No.

Diamond Bay Development Inc.

To

Cow-Bay Sprinkler Corp.

Section 26.14

Block 1

Lot 10

County or Town Yorktown

Street Address 2824 Stoney Street

Mohegan Lake, NY 10547

Return By Mail To:

Roy J. Mirro & Associates, PC
375 N. Broadway, Suite 204
Jericho, NY 11793

Reserve This Space For Use Of Recording Office