

This Indenture.

Made the 13th day of April Nineteen Hundred and forty-eight

Between KATHARINE L. PERKINS, residing at Waverly Place, McKownville, Albany County, New York (no street address),

part y of the first part, and

JOHN E. HOLT-HARRIS, Jr. and SUSAN S. HOLT-HARRIS, his wife, both residing at Waverly Place, McKownville, Albany County, New York, (no street address)

part ies of the second part,

Witnesseth that the part y of the first part, in consideration of

----- ONE ----- Dollar

(\$ 1.00) lawful money of the United States, and other good and valuable considerations paid by the parties of the second part, do es hereby grant and release unto the parties of the second part,

their heirs and assigns forever, all that certain piece or parcel of land situate in the Town of Guilderland, County of Albany and State of New York being part of a lot known and distinguished as lot number seven (7) on a map of subdivision of property in Guilderland, Albany County, belonging to the heirs of Christian LaGrange, deceased, made by William H. Slingerland & Son, Surveyors, and filed in the office of the Clerk of the County of Albany on the 4th day of April, 1881, in Book No. 8 of Maps, Map No. 146, and bounded and described as follows:

BEGINNING at a point marked by a stake and an iron pipe driven into the ground, which point marks the extreme southeasterly corner of Lot No. 7, and running thence on a magnetic bearing of the year 1881 on a course North 47°30' East along the division line between Lot No. 7 and Lot No. 8 for a distance of 390.95 feet to a stake; thence and at right angles to the last described line on a course North 42° 30' West for a distance of 265.32 feet to a stake in the east line of Lot No. 6; thence and at right angles to the last described line on a course South 47°30' West and along the division line between Lot No. 7 and Lot No. 6 for a distance of 390.95 feet to a stake, which stake marks the extreme southwesterly corner of Lot No. 7; thence and at right angles to the last described line on a course South 42°30' east along the south line of Lot No. 7 for a distance of 265.32 feet to the point and place of beginning, containing 2.381 acres of land; together with an easement or right of way over a strip of land of the width of twelve (12) feet adjoining and along the southerly end of the lot hereby conveyed.

BEING A PORTION of the premises conveyed to the party of the first part herein by Horace D. Haight and Anna L. Haight, his wife, by deed dated October 3, 1923 and recorded in the Albany County Clerk's Office on that day in Book 705 of Deeds, at page 535.

This conveyance is made subject to and together with any and all rights, easements, covenants, restrictions and other conditions of record heretofore created affecting the property herein conveyed, and subject also to the restriction that the parties of the second part shall not erect any building or other structure closer than twenty-five (25) feet to the northerly boundary line of the premises herein described.

Together with the appurtenances and all the estate and rights of the part y of the first part in and to said premises,

To have and to hold the premises herein granted unto the part ies of the second part, their heirs and assigns forever.

And said party of the first part

covenant s as follows:

First. That the part ies of the second part shall quietly enjoy the said premises;

Second. That said party of the first part will forever Warrant the title to said premises.

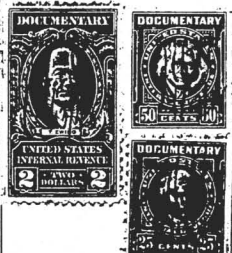
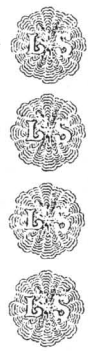
Third. That the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the part y of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

John O. Lucey, Jr.

Marianne L. Perkins



County of ALBANY } ss..

of

On this 13th day of April Nineteen Hundred and forty-eight before me, the subscriber, personally appeared

KATHARINE L. PERKINS

to me personally known and known to me to be the same person described in and who executed the within Instrument, and she duly acknowledged to me that she executed the same

Louise Symper

LOUISE SYMPER
Notary Public in the State of New York
Residing in Albany County, No. 207
No. 141 Broadway, Albany, N. Y.
My Commission expires March 30, 1951.

OFFICE OF
ALBANY COUNTY CLERK

APR 14 1 47 PM '48

ALBANY, N. Y.

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WARRANTY WITH LIEN COVENANT

1589

KATHARINE L. PERKINS

TO

JOHN E. HOLT-HARRIS, JR.
and SUSAN S. HOLT-HARRIS,
his wife.

Dated April 13th 19 48

STATE OF NEW YORK

County of Albany ss.

RECORDED ON THE
14 day of Apr. 21st 1948
at 1:47 o'clock P. M.
in LIBER 1112 of DEEDS
at PAGE 179 and examined

Donald Lyne
CLERK

DE GRAFF AND FOY
ATTORNEYS AND COUNSELLORS AT LAW
HOME SAVINGS BANK BUILDING
11 NORTH PEARL STREET
ALBANY, N. Y.