

This Indenture,

State of New York
County of *Albany* } ss.

Made the 4th day of September
Nineteen Hundred and Fifty-three

Recorded on the 5th day
of *Sept* A. D. 1953 at
1:15 o'clock P. M. in Liber
1372 of DEEDS at page *392*
and examined, *James E. Boyd*
Clerk

Between KATHARINE L. PERKINS of McKownville, Town of Guilderland,
County of Albany and State of New York,

party of the first part, and

DONALD F. NOORD and BEVERLY B. NOORD, his wife, of No. 10
Victor Street, Albany, N.Y.,

Witnesseth that the party of the first part, in consideration of ONE - - - -
parties of the second part,

----- Dollar (\$1.00)
lawful money of the United States, and other good & 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 lot known and dis-
tinguished as Lot No. 7 on a Map of Subdivision of Property in Guilder-
land, Albany County, belonging to the heirs of Christian La Grange,
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 in the easterly line of said Lot No. 7,
which point is twelve (12) feet northerly from the southeasterly corner
of said lot No. 7, and running thence along the westerly line of Lot No.
8, as designated on said Map, N. 47° 30' E. 12.82 chains to the north-
easterly corner of said Lot No. 7, which point is also the northwesterly
corner of said Lot No. 8, thence along the northerly line of said Lot
No. 7, as laid down on said map, N 42° 30' W. 4.02 chains to the north-
easterly corner of Lot No. 6, as designated on said map, thence along
the easterly line of Lot No. 6, S. 47° 30' W. 12.82 chains to a point
which is twelve (12) feet northerly from the lands formerly owned by
William J. Mc Kown, thence S. 42° 30' E. 4.02 chains to the point or
place of beginning. Containing in all about 5 acres of land.

Together with an easement or right of way over a strip of land
of the width of 12 feet adjoining and along the southerly end of the lot
hereby conveyed.

Together with and subject to any and all rights and easements here-

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before created or now existing over a strip of land 12 feet in width along the southerly end of Subdivision Lots Nos. 1, 2, 3, 4, 5, 6, 7 and 8 on the said map made by William H. Slingerland & Son above referred to for the use in common of the owners of said lots for a road or highway.

Together with all the rights acquired by and under an agreement between Benjamin F. Witbeck and others, and William Barnes, bearing date December 7th, 1915 and recorded in Albany County Clerk's Office January 13th, 1916 in Book 630 of Deeds at page 501, which said agreement relates to the right to the use of a street known as Waverly Place, as laid down on Map of Country Club Highlands on file in the Office of the Clerk of the County of Albany, and the right to cross over and upon a small strip of land at the northerly end of said street, as by reference to said agreement will more fully appear.

Being the same premises conveyed by Horace D. Haight and Anna L. Haight, his wife, to Katharine L. Perkins by deed dated October 3, 1923 and recorded in Albany County Clerk's Office on the same date in Book No. 705 of Deeds at page 535.

Excepting and reserving from the above described premises all that portion thereof previously conveyed by Katharine L. Perkins to John E. Holt-Harris Jr. and Susan Holt-Harris, his wife, by two separate deeds recorded in Albany County Clerk's Office in Book No. 1112 of Deeds at page 179 and Book No. 1354 of Deeds at page 179, respectively.

The premises herein conveyed shall not be used or sold for business or professional purposes of any kind whatsoever and shall be used solely for dwelling and residential purposes only.

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 parties of the second part, their heirs and assigns forever.

And said party of the first part

covenant as follows:

First. That the parties 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, in Compliance with Sec. 13 of the Lien Law, 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 party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

Katharine L. Perkins

State of New York
County of Albany

On this 4th day of September
Nineteen Hundred and Fifty-three
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.

Edward E. Friedlander
Notary Public
My Comm. expires 7/30/54



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