

This Indenture

State of New York
County of Albany } ss.
Recorded on the 24 day
of June A. D. 1915 at
10 o'clock A. M. in Liber
39 of DEEDS at page 16
and examined. 143
John A. Smith Clerk

Made the 28th day of JULY
Nineteen Hundred and Sixty-five

1839 112

Between DONALD F. NOORD and BEVERLY S. NOORD, his wife,
of and residing at Waverly Place, McKownville, Albany County, New York

parties of the first part, and

CAPITAL AREA COUNCIL OF CHURCHES, INC., a New York Corporation with
its principal office at 93 State Street, Albany, New York

Witnesseth that the parties of the first part, in consideration of
ONE Dollar \$1.00
lawful money of the United States, and other good and valuable consideration
paid by the party of the second part, do hereby grant and release unto the
party of the second part, its successors 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
distinguished as Lot No. 7 on a Map of Subdivision of Property in
Guilderland, 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 northeasterly 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 northeasterly
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
heretofore 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.

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Being the same premises conveyed by Katharine L. Perkins to Donald F. Noord and Beverly B. Noord, his wife, parties of the first part herein, by deed dated September 4, 1953 and recorded in the Albany County Clerk's office on September 8, 1953 in Book 1372 of Deeds at page 322.

The parties of the first part hereby convey to the party of the second part all its right, title and interest in and to and party of the second part accepts this conveyance subject to the conditions of a certain agreement dated September 4, 1953 between the parties of the first part herein and John E. Holt-Harris, Jr. and Susan Holt-Harris, his wife, recorded in the Albany County Clerk's office on September 8, 1953 in Book 1372 of Deeds at Page 292.

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.



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Together with the appurtenances and all the estate and rights of the parties 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, its successors and assigns forever.

And said Donald F. Noord and Beverly B. Noord covenant as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second, That said Donald F. Noord and Beverly B. Noord

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 parties of the first part have hereunto set their hand and seal the day and year first above written.

In Presence of

Donald F. Noord
Beverly B. Noord

Donald F. Noord
Beverly B. Noord



State of New York
County of ALBANY

On this 28th day of July
Nineteen Hundred and Sixty-five

before me, the subscriber, personally appeared
DONALD F. NOORD & BEVERLY B. NOORD, his wife

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they duly acknowledged to me that they executed the same.

James P. Hatt

DONALD C. HATT
NOTARY PUBLIC, STATE OF NEW YORK
Residing in Albany County
Albany County, N. Y.
Filed in Register's Office No. 5
Commission expires March 20, 1967

State of New York
County of

On this
Nineteen Hundred and

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