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This Indenture, Made the 2 day of June, Nineteen
Hundred and Ninety-Nine

Between JOHN E. HOLT-HARRIS, JR., Individually and as Executor of the Estate of Susan S. Holt-Harris residing at 18 Waverly Place, Albany, New York 12203, party of the first part, and

JOHN E. HOLT-HARRIS, III, residing at 18 Waverly Place, Albany, New York 12203, party of the second part,

Witnesseth that the party 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, does hereby grant and release unto the party of the second part, his heirs and assigns forever, all that certain lot, piece and parcel of land situate, lying and being in the Town of Guilderland, County of Albany, State of New York more particularly bounded and described as follows:

BEGINNING at a point located in the northerly bounds of Waverly Place at its intersection with the division line between the lands now or formerly of John E. and Susan S. Holt-Harris as described in Liber 2476 at Page 565 to the East and the herein described parcel to the West; said point being located N. 51° 13' 31" W., a distance of 166.53 feet as measured along the southerly bounds of land now or formerly of John E. and Susan S. Holt-Harris as described in Liber 2476 at Page 565 from the southeasterly corner of said lands now or formerly of Holt-Harris; thence N. 51° 13' 31" W., and continuing along the lands now or formerly of John E. and Susan S. Holt-Harris as described in Liber 2476 at Page 565 a distance of 164.47 feet to a point; thence through the lands now or formerly of Holt-Harris the following five courses and distances:

1. N. 38° 46' 29" E. a distance of 114.0 feet to a point;
2. S. 51° 13' 31" E. a distance of 136.0 feet to a point;
3. S. 38° 46' 29" W. a distance of 66.89 feet to a point;
4. S. 16° 13' 31" E. a distance of 28.08 feet to a point;
5. S. 28° 46' 29" W. a distance of 31.48 feet to the point and place of beginning.

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TOGETHER with an easement for ingress and egress to the above-described premises for persons and vehicles over the adjoining lands of the Grantor more particularly described as follows:

BEGINNING at a point located in the northerly bounds of Waverly Place at its intersection with the division line between the lands now or formerly of John E. and Susan S. Holt-Harris as described in Liber 2476 at Page 565 to the East and the above described parcel to the West; said point being located N. 51° 13' 31" W. a distance of 166.53 feet as measured along the southerly bounds of lands now or formerly of John E. and Susan S. Holt-Harris as described in Liber 2476 at Page 565 from the southeasterly corner of said lands now or formerly of Holt-Harris; thence through the lands now or formerly of John E. and Susan S. Holt-Harris as described in Liber 2476 at Page 565 and in part along the easterly bounds of the above described parcel N. 28° 46' 29" E., a distance of 43.61 feet to a point; thence continuing through the lands now or formerly of

Holt-Harris N. 32° 08' 54" W., a distance of 22.11 feet to a point in the easterly bounds of the herein described parcel; thence along said easterly bounds N. 38° 46' 29" E., a distance of 20.20 feet to a point; thence through the lands of Holt-Harris the following two courses:

1. S. 32° 08' 54" E. a distance of 37.46 feet to a point;
2. S. 28° 46' 29" W. a distance of 59.03 feet to a point in the southerly bounds of lands now or formerly of Holt-Harris; thence along the southerly bounds of lands now or formerly of Holt Harris N. 51° 13' 31" W., a distance of 17.18 feet to the point and place of beginning.

EXCEPTING AND RESERVING to the Grantor herein, his heirs, executors and assigns, an easement over the premises herein conveyed for the purpose of installing and maintaining a sewer line to service the adjoining lands of the Grantor over that strip of land more particularly bounded and described as follows:

BEGINNING at a point located in the northerly bounds of the above described parcel and being measured N. 51° 13' 31" W., a distance of 26.42 feet from the northeasterly corner of the above-described parcel; thence through the land of the above described parcel S. 15° 39' 14" W., a distance of 67.28 feet to a point in the easterly bounds of said parcel; thence along the easterly bounds S. 38° 46' 29" W., a distance of 5.01 feet to a point; thence continuing along the northeasterly bounds of said parcel S. 16° 13' 31" E., a distance of 3.73 feet to a point; thence through said parcel S. 15° 39' 14" W., a distance of 48.90 feet to a point in the southerly bounds of said parcel; thence along said southerly bounds N. 51° 13' 31" W., a distance of 16.31 feet to a point; thence through said parcel N. 15° 39' 14" E., a distance of 123.96 feet to a point in the northerly bounds of said parcel; thence along said northerly bounds S. 51° 13' 31" E., a distance of 16.31 feet to the point of beginning.

This easement shall include the right to excavate the land within the said easement if such excavation is reasonably necessary for proper maintenance and repair of the sewer line and no liability shall be incurred by reason of the necessity of excavating the land for the purposes herein mentioned, provided any excavations are filled in and the land is restored to its original condition as quickly as possible.

The above described premises and easements are shown on a map entitled "Foundation Plan for No. 16 Waverly Place made by Hershberg & Hershberg dated May 20, 1999 and filed in the Albany County Clerk's Office simultaneously with the recording of this deed.

SUBJECT to all covenants, conditions, easements and restrictions of record affecting the premises.

BEING part of the premises conveyed by John E. Holt-Harris, Jr. and Susan S. Holt-Harris to John E. Holt-Harris, Jr. and Susan S. Holt-Harris as tenants in common by deed dated January 16, 1993 and recorded in the Albany County Clerk's Office on January 19, 1993 in Liber 2476 at Page 565. Susan S. Holt-Harris died a resident of Albany County on September 10, 1997, her Last Will and Testament was admitted to probate by the Albany County Surrogate's Court on June 2, 1999 leaving her entire estate to the Grantor herein.



