

## Deed-Executors

This Indenture,

LIBER 2691 PAGE 821

Made the 15<sup>th</sup> day of September, Two Thousand One

Between Ann Holt-Harris, as Executrix of the Last Will and Testament of John E. Holt-Harris, Jr., late of the County of Albany, State of New York deceased, party of the first part, and

Christopher Wikoff and Susan Elizabeth Holt-Harris, residing at 100 Nicholas Lane, Albany, New York as tenants by the entirety:

Witnesseth that the party of the first part, by virtue of the power and authority to her given in and by the said Last Will and Testament and as and for a distribution from the estate does hereby grant and release unto the parties of the second part, their heirs and assigns forever, all those certain lots, pieces and parcels of land with the improvements thereon situate, lying and being in the Town of Guilderland, County of Albany, State of New York more particularly bounded and described as set forth in Schedule A annexed hereto and made a part hereof.

Subject to all of the easements, covenants, conditions and restrictions affecting the premises described herein.

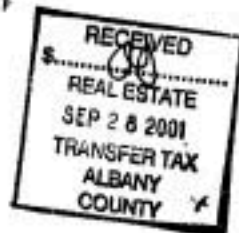
The purpose of this deed is to distribute to the parties of the second part the premises herein described pursuant to the Last Will and Testament of John E. Holt-Harris, Jr. and the Settlement Agreement on file in the Albany County Surrogate's Court in the estate proceedings of John E. Holt-Harris, Jr. and to restore Christopher Wikoff's rights in regard to the property herein described under the said Will of John E. Holt-Harris, Jr.

Together with the appurtenances, and also all the estate which the said Testator had at the time of his decease, in said premises, And also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said Will or otherwise.

To Have and to Hold the premises herein granted unto the parties of the second part, heirs and assigns forever.

And the party of the first part covenants that she has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

*R + R W*  
 Sherman, Cunningham, Fester & Hyde, LLP  
 1 Tharlow Terrace  
 Albany, New York 12203



OFFICE OF CLERK  
 ALBANY COUNTY  
 2001 SEP 28 P 12 39



## Deed

Ann Holt-Harris, Executrix

To

Christopher Wikoff and  
Susan Elizabeth Holt-Harris

ALL that tract or parcel of land, situate in the Town of Guilderland, County of Albany and State of New York, known and distinguished as lot No. six (6) as laid down and represented 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 on file in the Albany County Clerk's Office; said lot is bounded and described as follows, to wit:

**BEGINNING** at the most southerly corner of said Lot No. 6 in the line of land now or formerly of William Barnes, Jr., and runs thence along the west line of lot No. 7 north 47 degrees 30 minutes east thirteen chains; thence north 42 degrees and thirty minutes west four chains and two links to the most easterly corner of subdivision number five on said map; thence along the easterly line of said lot number five south 47 degrees and 30 minutes west thirteen chains to lands now or formerly of William J. McKown; thence along the same south 42 degrees and 30 minutes east four chains and two links to the place of beginning. Containing five and twenty-three one-hundredths acres of land, be the same more or less.

Excepting and reserving, however, a strip of land of the width of twelve feet on the southerly end of said lot adjoining the land now or formerly of McKown for a road or highway for the benefit and use of subdivision No. 7 and 8 said map.

**BEING** the same premises conveyed by Benjamin F. Witbeck and Caroline L. Witbeck to Charles Tracey and Isabel S. Tracey by deed dated December 15, 1923 and recorded in the Albany County Clerk's Office on December 17, 1923 in Liber 739 of Deeds at Page 53 and by deed dated December 15, 1923 and recorded in the Albany County Clerk's Office on December 17, 1923 in Liber 739 of Deeds at Page 50. **AND FURTHER BEING** the same premises devised to John E. Holt-Harris and Susan S. Holt-Harris under the Last Will and Testament and Codicils of Isabel S. Tracey who died a resident of Albany County, which Last Will and Testament and Codicils were admitted to probate in the Albany County Surrogate's Court on November 7, 1966.

**EXCEPTING** from the above that parcel of land containing approximately 1.40 acres conveyed from John E. Holt-Harris, Jr. and Susan S. Holt-Harris to The Albany Collegiate Interfaith Center by deed dated April 1, 1987 and recorded in the Albany County Clerk's Office on April 2, 1987 in Book 2334 of Deeds at Page 529.

**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 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.

Excepting from the above described premises that certain lot and parcel of land together with the easement for ingress and egress to and from the same conveyed by and more particularly described in a deed from John E. Holt-Harris, Jr. to John E. Holt-Harris, III dated June 7, 1999 and recorded in the Albany County Clerk's Office on June 8, 1999 in Liber 2631 at Page 1036.

Together with all of the rights, title and interest the said decedent had in and to an easement and right of way for ingress and egress to and from the premises described above to Norwood Street as shown on the map number 10710 hereinafter more particularly described.

Together with an easement over the premises conveyed this date to John E. Holt-Harris, III and Susan Elizabeth Holt-Harris by deed dated even date herewith and intended to be recorded in the Albany County Clerk's Office simultaneously herewith to maintain, repair, and replace the utility lines servicing the above described premises to the extent that such lines currently exist provided, however, that in the course of any such maintenance, repair and replacement any area disturbed shall be restored to their pre-existing condition, including the replacement of shrubs, lawn and pavement.

The premises herein intended to be conveyed are shown as Lot 6 on a map entitled Final Plot for Subdivision at Waverly Place End made by Hershberg & Hershberg dated July 6, 1998 and filed in the Albany County Clerk's Office on March 19, 1999 as Map #10710.

Susan S. Holt-Harris died a resident of Albany County on September 10, 1997 and her Last Will and Testament which was admitted to probate by the Albany County Surrogates Court on June 2, 1999 devised her entire estate to John E. Holt-Harris, Jr.

John E. Holt-Harris, Jr. died a resident of Albany County on August 25, 1999 his Last Will and Testament was admitted to probate by the Albany County Surrogates Court on January 3, 2001 and Ann Holt-Harris was duly appointed Executrix of his estate.

COUNTY OF ALBANY

Recorded in DEEDS  
As Shown Hereon and  
Examined

THOMAS G. CLINGAN  
ALBANY COUNTY CLERK