

Deed-Executors

This Indenture,

LIBER 2691 PAGE 825

Made the 15 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

Susan Elizabeth Holt-Harris, residing at 100 Nicholas Lane, Albany, New York, and John E. Holt-Harris, III residing at 16 Waverly Place, Albany, New York as Tenants in Common, parties of the second part:

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.

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 to:

Iseman, Cunningham, Riester & Hyde, LLP
9 Thurlow Terrace
Albany, New York 12203

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REAL ESTATE
SEP 28 2001
TRANSFER TAX
ALBANY
COUNTY

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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.

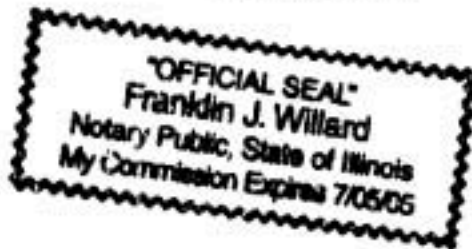
In Presence of

Ann Holt-Harris Exec L.S.
Ann Holt-Harris as Executrix of the
Estate of John E. Holt-Harris, Jr.

STATE OF ILLINOIS)
) ss.:
COUNTY OF HAND)

On the 15 day of SEPT in the year 2001 before me, the undersigned, personally appeared Ann Holt-Harris, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) who name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in GENEVA, IL.

Franklin J. Willard
Notary Public



Schedule A
Deed

LIBER 2691 PAGE 827

from Ann Holt-Harris, Executrix
To
John E. Holt-Harris, III and
Susan Elizabeth Holt-Harris

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 $47^{\circ} 30'$ 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 right angles to the last described line on a course North $42^{\circ} 30'$ 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 $47^{\circ} 30'$ 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 $42^{\circ} 30'$ 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 the same premises conveyed to John E. Holt-Harris, Jr. and Susan S. Holt-Harris by Katharine L. Perkins by deed dated April 13, 1948 and recorded in the Albany County Clerk's Office on April 14, 1948 in Book 1112 of Deeds at Page 179.

ALSO, ALL that piece and parcel of land situate in the Town of Guilderland, County of Albany, State of New York, beginning at a point marked by an iron stake set in the west line of Lot No. 7, as shown 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 Albany County Clerk's Office on the 4th day of April, 1881 in Book No. 8 of Maps, Map No. 146, said point being at the northwest corner of 2.381 acres of land conveyed by Katharine L. Perkins to John E. Holt-Harris, Jr. and Susan S. Holt-Harris by deed April 14, 1948 and recorded in the Albany County Clerk's Office in Book of Deeds No. 1112 at Page 179, thence on a bearing of north $47^{\circ} 30'$ east as the magnetic needle pointed in the year 1881, and running along the west line of said Lot No. 7 for a distance of 131 feet to a stake driven into the ground; thence $42^{\circ} 30'$ east, 265.32 feet to a stake driven in the ground in the east line of the said Lot No. 7; thence south $47^{\circ} 30'$ West 131 feet to a stake marking the northeast corner of the said 2.381 acres of land; thence north $42^{\circ} 30'$ west and running along the north line of the said 2.381 acres of land 265.32 feet to the point or place of beginning, containing 0.798 of an acres of land.

BEING the same premises conveyed to John E. Holt-Harris, Jr. and Susan S. Holt-Harris by Katharine L. Perkins by deed dated April 6, 1953 and recorded in the Albany County Clerk's Office on April 29, 1953 in Book 1354 of Deeds at Page 179.

ALSO, ALL that parcel of land situate in the Town of Guiderland, County of Albany, State of New York bounded and described as follows:

BEGINNING at an iron rod marking the northwest corner of a parcel of land conveyed by the Capital Area Council of Churches, Inc. to Albany Collegiate Interfaith Center by deed dated May 12, 1971 and recorded in the Office of the Clerk of Albany, County on June 9, 1971 in Book 2029 of Deeds at Page 30; thence easterly and running along the north line of a parcel of land conveyed by the Capital Area Council of Churches, Inc. to Albany Collegiate Interfaith Center by deed dated May 12, 1971 and recorded in the Office of the Clerk of Albany County on June 9, 1971 in Book 2029 of Deeds at Page 30, said line also being the south line of a parcel of land now or formerly of the State University of New York at Albany, 265.32 feet; thence southerly making an interior angle of 90 degrees 00 minutes 00 seconds with the last described course 336.05 feet to the northeast corner of a parcel of land now or formerly of John E. Holt-Harris, Jr. and Susan S. Holt-Harris; thence westerly making an interior angle of 90 degrees 00 minutes 00 seconds with the last described course and running along the north line of a parcel of land now or formerly of John E. Holt-Harris, Jr. and Susan S. Holt-Harris, 265.32 feet; thence northerly making an interior angle of 90 degrees 00 minutes 00 seconds with the last described course 336.05 feet to the point and place of beginning; the last described course making an interior angle of 90 degrees 00 minutes 00 seconds with the first course of the parcel herein described; **CONTAINING** 2.05 acres of land

BEING the same premises conveyed to John E. Holt-Harris, Jr. and Susan S. Holt-Harris by 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 523.

BEING collectively 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 an easement over the said premises conveyed to John E. Holt-Harris, III for the purpose of installing and maintaining a sewer line all as more particularly described in the said deed recorded in Liber 2631 at Page 1036.

Together with an easement over the premises conveyed this date to Christopher Wikoff 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 7 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.

STATE OF NEW YORK)
COUNTY OF ALBANY) ss

Recorded In MORTGAGES
As Shown Hereon And
Examined

Thomas J. ...
ALBANY COUNTY CLERK