



**Albany County Clerk  
32 North Russell Rd.  
Albany, NY 12206-1324**

**Return to:**

SEGEL LAW OFC  
16 CORPORATE WOODS BLVD  
ALBANY NY 12211

**Instrument: Deed**

**Document Number: 9768640 Book: 2853 Page: 285**

**Grantor**

HOLT-HARRIS, SUSAN ELIZABETH  
WIKOFF, CHRISTOPHER

**Grantee**

HOLT-HARRIS, SUSAN ELIZABETH

**Number of Pages: 4**

Transfer Tax Receipt  
Albany County Clerk Received:  
Trans Tax# 119  
.....\$0.00

**Filing Date/Time: 08/03/2008 at 9:40 AM**

**Receipt Number: 320640**

**Note:**

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316A(5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH.

*Thomas G. Clingan*  
Thomas G. Clingan, County Clerk

Albany County Clerk  
Deed Books (Record Room)  
Book 2853 Page 286



RETURN BY MAIL TO:

SIEGAL LAW OFFICES, LLC  
16 Corporate Woods Boulevard  
Albany, New York 12211  
(518) 431-1000

WARRANTY DEED WITH LIEN COVENANT

This Indenture, made the 26<sup>th</sup> day of July, Two Thousand Six

Between

SUSAN ELIZABETH HOLT-HARRIS, residing at 18 Waverly Place, Albany, New York 12203  
and CHRISTOPHER WIKOFF, residing at 21 Stanford Drive, Kendall Park, New Jersey.

as Grantors, and

SUSAN ELIZABETH HOLT-HARRIS, residing at 18 Waverly Place, Albany, New York 12203  
as Grantee,

WITNESSETH, that the Grantors, in consideration of One Dollar and other valuable consideration paid by the Grantee, do hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee forever,

ALL that certain plot, piece or parcel of land, with improvements thereon erected, situate, lying and being in the Town of Guilderland, County of Albany, State of New York, and more particularly bounded and described as set forth in Schedule A annexed hereto and made a part hereof.

SUBJECT to and together with the enforceable restrictive covenants and easements of record now affecting said premises.

BEING the same premises heretofore conveyed to the Grantors by executors deed from 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, said deed dated September 15, 2001 and recorded in the Albany County Clerk's office on September 28, 2001 in Liber 2691, Page 821.

Actual consideration is less than \$100.00.

TOGETHER with all right, title and interest, if any, of the Grantors in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the Grantors in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

AND the Grantors will forever warrant the title to said premises.

AND the Grantors, in compliance with Section 13 of the Lien Law, covenant that the Grantors 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.

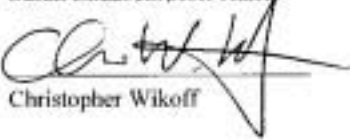
Albany County Clerk  
Document Number 9768640  
Rcvd 08/03/2006 9:40:28 AM



IN WITNESS WHEREOF, the Grantors have duly executed this deed the day and year first above written.

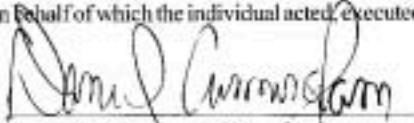
IN PRESENCE OF:

  
Susan Elizabeth Holt-Harris

  
Christopher Wikoff

STATE OF NEW YORK )  
COUNTY OF ALBANY )ss.:

On this 28 day of ~~June~~ <sup>July</sup> 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared **SUSAN ELIZABETH HOLT-HARRIS**, personally known to me or proved to me on the basis of satisfactory evidence consisting of a driver's license to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

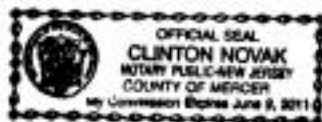
  
Notary Public, State of New York  
Qualified in County of:  
My Commission Expires:

**DANIEL D. CUMMINGHAM**  
Notary Public, State of New York  
Qualified in Albany County  
# 02CUB000431  
Commission Expires March 29, 2007

STATE OF New Jersey )  
COUNTY OF Merced )ss.:

On this 30 day of ~~June~~ <sup>July</sup> 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared **CHRISTOPHER WIKOFF**, personally known to me or proved to me on the basis of satisfactory evidence consisting of a driver's license to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public, State of  
Qualified in County of:  
My Commission Expires:



## SCHEDULE A

**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 and subject to the covenants and restrictions contained therein.

**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.