



ALBANY COUNTY – STATE OF NEW YORK  
 BRUCE A. HIDLEY COUNTY CLERK  
 16 EAGLE STREET, ALBANY, NEW YORK 12207

COUNTY CLERK'S RECORDING PAGE  
 \*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



INSTRUMENT #: R2015-3196

Receipt#: 20150010069  
 Clerk: JB  
 Rec Date: 12/18/2015 08:44:08 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 4  
 Rec'd Frm: UNIVERSITY AT ALBANY  
 FOUNDATION

Party1: HOLT-HARRIS SUSAN  
 Party2: UNIVERSITY AT ALBANY FOUNDATION  
 Town: GUILDERLAND TOWN

Recording:  
 Cover Page 5.00  
 Recording Fee 35.00  
 Cultural Ed 14.25  
 Records Management - Coun 1.00  
 Records Management - Stat 4.75  
 TP584 5.00  
 RP5217 Residential/Agricu 116.00  
 RP5217 - County 9.00

Sub Total: 190.00

Transfer Tax  
 Transfer Tax - State 1022.00

Sub Total: 1022.00

Total: 1212.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 3098  
 Transfer Tax  
 Consideration: 255172.42

Transfer Tax - State 1022.00

Total: 1022.00

Record and Return To:

BOX 8

THIS PAGE CONSTITUTES THE CLERK'S  
 ENDORSEMENT, REQUIRED BY SECTION 316-a (5)  
 & 319 OF THE REAL PROPERTY LAW OF THE  
 STATE OF NEW YORK.

Bruce A. Hidley  
 Albany County Clerk

3/13  
Gul

## WARRANTY DEED

THIS INDENTURE, made the 15<sup>th</sup> day of December, Two Thousand, Fifteen.

**BETWEEN SUSAN HOLT-HARRIS** residing at 100 Nicholas Lane, Albany, New York 12203, party of the first part, and the **UNIVERSITY AT ALBANY FOUNDATION**, a New York not-for-profit corporation with an address of 1400 Washington Avenue, Albany, New York 12202, party of the second part,

**WITNESSETH** that the party of the first part, in consideration of One and No/100 Dollars (\$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, its successors and assigns forever,

**ALL THAT CERTAIN PARCEL OF LAND**, as set forth in Schedule A, which is annexed hereto.

**BEING** the same premises acquired by deed dated July 28, 2006 and recorded in the Albany County Clerk's Office on August 3, 2006 in Book 2853 of Deeds at Page 285.

This conveyance is subject to all enforceable covenants, conditions, restrictions and easements of record and any state of facts which an accurate survey may show.

**TOGETHER** with the appurtenances and all the estate and rights of the party 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** the party of the first part covenants as follows:

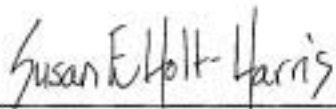
**FIRST**, That the party of the second part shall quietly enjoy the said premises;

**SECOND**, That the party of the first part 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.

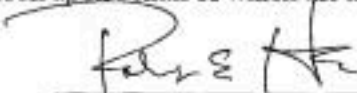
**IN WITNESS WHEREOF**, the party of the first part has hereunto set her hand and seal the day and year first above written.

**IN PRESENCE OF**

  
\_\_\_\_\_  
SUSAN HOLT-HARRIS

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

On the 15<sup>th</sup> day of December, 2015, before me, the undersigned, personally appeared Susan Holt-Harris, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose 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) and that by his/her/their signature(s) on the instrument the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public - State of New York  
ROBERT E. HESS  
Notary Public, State of New York  
No. 02HE6262999  
Qualified in Schenectady County /16  
Commission Expires June 4, 2016

Record and Return:

Box 8 (DB)

*First American Title Insurance Company*  
*Issued by*  
**SNEERINGER MONAHAN PROVOST REDGRAVE**  
**TITLE AGENCY, INC.**  
**SCHEDULE A DESCRIPTION**

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.

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 1m 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.

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 the 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 of the grantor in an 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.

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.