



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 #: R2015-3199

Receipt#: 20150010074
 Clerk: JB
 Rec Date: 12/18/2015 08:53:55 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 5
 Rec'd Frm: UNIVERSITY AT ALBANY
 FOUNDATION

Party1: HOLT-HARRIS JOHN E III
 Party2: UNIVERSITY AT ALBANY FOUNDATION
 Town: GUILDERLAND TOWN

Recording:

Cover Page	5.00
Recording Fee	40.00
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: 195.00

Transfer Tax	
Transfer Tax - State	1380.00

Sub Total: 1380.00

Total: 1575.00

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

***** Transfer Tax *****
 Transfer Tax #: 3101
 Transfer Tax
 Consideration: 344827.58

Transfer Tax - State	1380.00
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Total: 1380.00

Record and Return To:

BOX 8

Bruce A. Hidley
 Albany County Clerk

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.

4/13
Gund

WARRANTY DEED

THIS INDENTURE, made the 15th day of December, Two Thousand, Fifteen.

BETWEEN SUSAN HOLT-HARRIS, residing at 100 Nicholas Lane, Albany, New York, 12203 and **JOHN E. HOLT-HARRIS III**, residing at 18 Waverly Place, Albany, New York 12203, parties of the first part, and **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 parties 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, do 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 September 15, 2001 and recorded in the Albany County Clerk's Office on September 28, 2001 in Book 2691 of Deeds at Page 825.

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 parties of the first part covenant 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 parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF

Susan Holt-Harris
SUSAN HOLT-HARRIS

John E. Holt-Harris III
JOHN E. HOLT-HARRIS, III

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

On the 15th 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.

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

Robert E. Hess
Notary Public - State of New York

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

On the 11th day of December, 2015, before me, the undersigned, personally appeared John E. Holt-Harris, III, 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.

Robert E. Hess
Notary Public - State of New York

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

Record and Return:

Box 8 (23)

First American Title Insurance Company

Issued by

**SNEERINGER MONAHAN PROVOST REDGRAVE
TITLE AGENCY, INC.**

SCHEDULE A DESCRIPTION

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° 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° 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° 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° 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.

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 Katherine 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° 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° 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° 30' West 131 feet to a stake marking the northeast corner of the said 2.381 acres of land; thence north 42° 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.

Also, all that parcel of land situate in the Town of Guilderland, County of Albany, State of New York bounded and described as follows:

Beginning at an iron rod marking the northwest corner of 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.

Schedule A - Legal Description - Page 1 of 2

SMPR Order No.: A-0128347

First American Title Insurance Company - Sneeringer Monahan Provost Redgrave Title Agency, Inc. Date: October 30, 2015

**LEGAL
DESCRIPTION**

First American Title Insurance Company

Issued by

SNEERINGER MONAHAN PROVOST REDGRAVE

TITLE AGENCY, INC.

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 seconds with the first course of the parcel herein described; containing 2.05 acres of land.

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.

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 dated July 6, 1998 and filed in the Albany County Clerk's Office on March 19, 1999 as Map #10710.