



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 #: R2016-28068

Receipt#: 20160100106
 Clerk: KT
 Rec Date: 11/28/2016 02:28:39 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 6
 Rec'd Frm: UNIVERSITY AT ALBANY
 FOUNDATION

Party1: ALBANY COLLEGIATE INTER-FAITH
 CENTER
 Party2: UNIVERSITY AT ALBANY FOUNDATION
 Muni: GUILDERLAND TOWN

Recording:
 Cover Page 5.00
 Recording Fee 45.00
 Cultural Ed 14.25
 Records Management - Coun 1.00
 Records Management - Stat 4.75
 TP584 5.00
 RP5217 - County 9.00
 RP5217 All others - State 241.00

Sub Total: 325.00

Transfer Tax
 Transfer Tax - State 1000.00

Sub Total: 1000.00

Total: 1325.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 2759
 Transfer Tax
 Consideration: 250000.00

Transfer Tax - State 1000.00

Total: 1000.00

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

SKT

Box 8

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE,

Made the 22nd day of November, Two Thousand Sixteen,

Between

ALBANY COLLEGIATE INTER-FAITH CENTER, a New York Not-for-Profit Corporation with an address of University Drive West, Albany, New York 12222,

party of the first part,

and

THE UNIVERSITY AT ALBANY FOUNDATION, a New York not-for-profit corporation with an address at 1400 Washington Avenue, UAB 226, Albany, NY 12222,

party of the second part,

WITNESSETH that the Party of the first part, in consideration of One and 00/100 DOLLAR (\$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 TRACT OR PARCEL OF LAND, situate in the Town of Guilderland, County of Albany, and State of New York, bounded and described as follows:

BEGINNING at an iron pipe marking the northwest corner of a parcel of land now or formerly of John E. Holt-Harris, Jr, and Susan S. Holt-Harris, said point also being the northwest corner of Lot No. 6 as shown on a Map of Subdivision of Property in Guilderland, Albany County, belonging to the heirs of Christian LaGrange, deceased, made by W.H. Slingerlands & Son, Surveyors filed April 4, 1881 in the Office of the Clerk of Albany County as Map No. 146 Drawer 8; thence easterly and running along the north line of Lot No. 6 as shown on a Map of Subdivision of Property in Guilderland, Albany County, belonging to the heirs of Christian LaGrange, deceased, made by W. H. Slingerlands & Son, Surveyors filed April 4, 1881 in the Office of the Clerk of Albany County as Map No. 146 Drawer 8, 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 to an iron rod; thence southerly making an interior angle of 90 degrees 00 minutes 00 seconds with the last described course, 230.00 feet to an iron rod; thence westerly making an interior angle of 90 degrees 00 minutes 00 seconds with the last described course, 265.32 feet to an iron rod; thence northerly making an interior angle of 90 degrees 00 minutes 00 seconds with the last described course and running along the west line of Lot No. 6 as shown on a Map of Subdivision of Property in Guilderland, Albany County, belong to the heirs of Christian LaGrange, deceased, made by W.H. Slingerlands & Son, Surveyors filed April 4, 1881 in the Office of the Clerk of Albany County as Map No. 146 Drawer 8, 230.00 feet to the point and place of beginning; the last described course making and interior angle of 90 degrees 00 minutes

A 129252

00 seconds with the first course of the parcel herein described. Containing 1.46 acres of land, more or less.

BEING the same premises conveyed to the Party of the first part by deed from John E. Holt-Harris, Jr. and Susan S. Holt-Harris dated April 1, 1987, and recorded on April 2, 1987 in the Albany County Clerk's Office in Liber 2334 at Page 529.

The description of the property contained in this conveyance has been prepared by Hershberg and Hershberg, Consulting Engineers and Land Surveyors, 19 Colvin Avenue, Albany, New York, in accordance with a survey and map made by the said Hershberg and Hershberg, dated July 15, 1986 and revised January 21, 1987, having map reference number 86-862D in the Office of the said Hershberg and Hershberg.

SUBJECT to any and all existing and enforceable covenants, conditions, easements and restrictions of record, if any, affecting said premises.

TOGETHER with the appurtenances and all of 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, their heirs, successors and assigns forever.

AND said Party of the first part covenants as follows:

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

SECOND, That said Party of the first part will forever WARRANT and defend the title to said premises;


THIRD, That in compliance with Section 13 of the Lien Law, 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 improvements and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

FOURTH, that the premises described herein constitutes all or substantially all of the assets of the part of the first part, and the conveyance herein has been duly authorized by the Attorney General of the State of New York on October 25, 2016 pursuant to Sections 510 and 511-a of the New York Not-for-Profit Corporation Law.

[Signature and Acknowledgment Page Follows]


IN WITNESS WHEREOF the Party of the first part has executed this deed on the day and date first above mentioned.

ALBANY COLLEGIATE INTER-FAITH CENTER,

By: 
Thomas Simcoe, President

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

On the 22nd day of November, 2016, before me, the undersigned, personally appeared **THOMAS SIMCOE**, personally known to me or proved to me on the basis of satisfactory evidence 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 New York

JOHN V. HARTZELL
Notary Public, State of New York
No. 02HA6022457
Qualified in Saratoga County
Commission Expires March 29, 2019

RECORD AND RETURN TO:

Francis J. Zeronda
Administrative Counsel
University at Albany Foundation
5 University Place; A210
Rensselaer, NY 12144

Box 8

ATTORNEY GENERAL OF THE STATE OF NEW YORK
COUNTY OF ALBANY

-----X
In the Matter of the Application of

**ALBANY COLLEGIATE INTER-FAITH
CENTER**

For Approval to Sell and Transfer All or Substantially
All Assets

Pursuant to Sections 510 and 511-a of the
Not-for-Profit Corporation Law

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**ATTORNEY GENERAL
APPROVAL**

OAG No. OAG-AL-2016-40

1. By Petition verified on October 18, 2016, Albany Collegiate Inter-Faith Center (hereinafter "ACIC") applied to the Attorney General pursuant to Sections 510 and 511-a of the Not-for-Profit Corporation Law for approval of an application to sell its real property (substantially all of its assets), consisting of a certain parcel designated on the last final assessment roll of the Town of Guilderland, County of Albany, New York as Tax Map Parcel 52.04-3-2, to The University at Albany Foundation (the "Foundation").

2. The assets that are the subject of the Petition are a one story meeting space and office building (4,000± sq.ft.), constructed circa 1987, and related site improvements located in the Town of Guilderland, County of Albany, New York along with the property on which it sits, consisting of approximately 1.4 acres of land (the "Property").

3. The terms of the sales transaction provide for the sale by ACIC of all of its right, title and interest to the Property to the Foundation for the purchase price of \$250,000.00. This sum will be utilized by ACIC to fund interfaith activity and programming for students, faculty and employees of the University at Albany, of the State University of New York consistent with ACIC's purposes.

4. Based upon a review of the Petition and the exhibits thereto (and additional documents and information requested by the Attorney General), and the verification of its President that ACIC has complied with the provisions of the Not-for-Profit Corporation Law applicable to the sale or other disposition of all or substantially all of its assets, and neither the Petitioner or any third party having raised with the Attorney General any objections to the proposed transaction, the transaction is approved.

5. Petitioner shall provide written notice to the Attorney General that the transaction has been completed, if it has been abandoned, or if it is still pending 90 days after approval.

Eric T. Schneiderman
Attorney General of the State of New York

By: Nathan M. Courtney
Nathan M. Courtney
Assistant Attorney General

Date: 10/25/16