



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 #: R2019-16214

Receipt#: 20190328131
 Clerk: BV
 Rec Date: 08/09/2019 11:21:53 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 8
 Rec'd Frm: THE PEOPLE OF THE STATE OF NEW YORK

Party1: UNIVERSITY AT ALBANY FOUNDATION
 Party2: PEOPLE STATE OF NEW YORK
 Muni: GUILDERLAND TOWN

Recording:	
Cover Page	0.00
Recording Fee	0.00
Cultural Ed	0.00
Records Management - Coun	0.00
Records Management - Stat	0.00
TP584	0.00
RP5217 Residential/Agricu	0.00
RP5217 - County	0.00
Sub Total:	<u>0.00</u>
Transfer Tax	
Transfer Tax - State	0.00
Sub Total:	<u>0.00</u>
Total:	<u>0.00</u>
**** NOTICE: THIS IS NOT A BILL ****	
***** Transfer Tax *****	
Transfer Tax #: 274	
Transfer Tax	
Total:	0.00

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

Record and Return To:

BOX 110

9011
⑤
Record & Return to:
Box 110

Proceeding 5091
State University of New York
University at Albany
Gift of Real Property
18 Waverly Pl. and 100-200 Nicholas Ln.
Albany County
Proposal No. 181

DEED

This DEED, made the 1st day of July, 20 19, between

THE UNIVERSITY AT ALBANY FOUNDATION, a not-for-profit corporation organized under the laws of the State of New York, having its principal office at UAB 226, 1400 Washington Avenue, Albany, New York 12222, Grantor, and

THE PEOPLE OF THE STATE OF NEW YORK, acting by and through the Trustees of the State University of New York, having offices at State University Plaza, Albany, New York 12246, Grantees,

WITNESSETH, that the Grantor, as an unconditional GIFT, does hereby grant and release unto the Grantees, their successors and assigns forever,

PARCEL ONE (100-200 Nicholas Lane)

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 Nos. 7 and 8 on 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 1, 1987, and recorded in the Albany County Clerk's Office on April 2, 1987, in Book 2334 of Deeds at Page 529.

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 John E. Holt-Harris, Jr., individually and as Executor of the Estate of Susan S. Holt-Harris, to John E. Holt-Harris, III, by deed dated June 7, 1999, and recorded in the Albany County Clerk's Office on June 8, 1999, in Liber 2631 at Page 1036, as more particularly described therein.

TOGETHER with all of the rights, title and interest of the grantor 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 Map #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.

SUBJECT to a Boundary Line Agreement between Catherine M. Smith and Charles and Isabel Tracey dated November 16, 1949, and recorded in the Albany County Clerk's Office on November 17, 1949, in Liber 1191 at Page 145.

BEING the same premises conveyed to the Grantor by deed from Susan Holt-Harris dated December 15, 2015, and recorded in the Albany County Clerk's Office on December 18, 2015, as Instrument No. R2015-3196.

BEING the same premises conveyed to the Susan Elizabeth Holt-Harris by deed from Christopher Wikoff and Susan Elizabeth Holt-Harris dated July 28, 2006, and recorded in the Albany County Clerk's Office on August 3, 2006, in Liber 2853 at Page 285.

BEING the same premises conveyed to Christopher Wikoff and Susan Elizabeth Holt-Harris by Executor's deed from Ann Holt-Harris as Executrix of the Last Will and Testament of John E. Holt-Harris, Jr., dated September 15, 2001, and recorded in the Albany County Clerk's Office on September 28, 2001, in Liber 2691 at Page 821. 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 Albany County Surrogate's Court, and Letters Testamentary were issued to Ann Holt-Harris as Executrix of the Estate of John E. Holt-Harris, Jr., on January 3, 2001.

BEING a portion of the premises conveyed to John E. Holt-Harris, Jr. and Susan S. Holt-Harris as tenants in common by deed from John E. Holt-Harris, Jr., and Susan S. Holt-Harris dated January 16, 1993, and recorded in the Albany County Clerk's Office on January 19, 1993, in Liber 2476 at Page 565. Susan S. Holt-Harris died testate on September 10, 1997. The Last Will and Testament of Susan S. Holt-Harris was admitted to probate in the Albany County Surrogate's Court on May 26, 1999, File No. 80842, leaving her entire estate to John E. Holt-Harris, Jr.

BEING a portion of the premises specifically devised to John E. Holt-Harris, Jr., and Susan S. Holt-Harris under the Last Will and Testament of Isabel Tracey, who died testate on September 18, 1966. The Last Will and Testament of Isabel Tracey was admitted to probate in the Albany County Surrogate's Court on October 25, 1966, File No. 48476.

BEING a portion of premises conveyed to Charles Tracey and Isabel Tracey by deed from Benjamin F. Witbeck and Caroline L. Witbeck 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. Charles Joseph Tracey died in Albany County on July 20, 1956, leaving Isabel Tracey the surviving tenant by the entirety.

PARCEL TWO (18 Waverly Place)

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 or 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 acre 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 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 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., individually and as Executor of the Last Will and Testament of Susan S. Holt-Harris, 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.

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.

TOGETHER with a sewer line easement for the purpose of installing and maintaining a sewer line as reserved in a deed from John E. Holt-Harris, Jr., individually and as Executor of the Estate of Susan S. Holt-Harris, 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 of Deeds at Page 1036.

TOGETHER with and SUBJECT to easements shown 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.

SUBJECT to an easement and right of way for purposes of maintaining a water supply system and related appurtenances granted by Albany Collegiate Interfaith Center, Inc., to University Auxiliary Services at Albany, Inc., dated September 21, 1976, and recorded in the Albany County Clerk's Office on October 13, 1976, in Liber 2121 of Deeds at Page 387.

SUBJECT to easements for ingress and egress granted by John E. Holt-Harris, Jr., individually and as Executor of the Estate of Susan S. Holt-Harris, to John E. Holt-Harris, III, by deed dated June 7, 1999, and recorded in the Albany County Clerk's Office on June 8, 1999, in Liber 2631 of Deeds at Page 1036.

BEING the same premises conveyed to the Grantor by deed from Susan Holt-Harris and John E. Holt-Harris III dated December 15, 2015, and recorded in the Albany County Clerk's Office on December 18, 2015, as Instrument No. R2015-3199.

THE FOLLOWING APPLY TO BOTH PARCELS ONE AND TWO HEREINABOVE DESCRIBED AND CONVEYED:

SUBJECT to a 12-foot-wide right of way running along the southerly end of Lot Nos. 6 and 7 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.

SUBJECT to a drainage pipeline easement and right of way granted by John E. Holt-Harris, Jr., and Susan Holt-Harris to the Town of Guilderland by instruments dated April 21, 1987, and recorded in the Albany County Clerk's Office on May 19, 1987, in Liber 2337 of Deeds at Pages 771 and 779.

SUBJECT to utility easements of record, if any.

SUBJECT to the rights of others, if any, in and to the street, road, driveway, highway, or public or private right of way which crosses the premises.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any strips and gores between the above-described parcels and adjoining owners.

TOGETHER with all right, title and interest of the Grantor in and to all streets, lanes, roads, and rights of way traversing or adjoining the premises herein above described, and the ponds, marshes, rivers, lakes, creeks, waters, and lands under water located in, upon or adjoining the above-described premises, and all littoral, riparian and shore rights in any wise pertaining or belonging thereto.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the above-granted premises unto the Grantees, their successors and assigns forever.

The property described above does not constitute all or substantially all of the assets of the Grantor.

And said Grantor covenants with the Grantees as follows:

FIRST: That said Grantor is seized of said premises in fee simple, and has good right to convey the same;

SECOND: That the Grantees shall quietly enjoy the said premises;

THIRD: That the said premises are free from incumbrances;

FOURTH: That the Grantor will execute or procure any further necessary assurance of the title to said premises;

FIFTH: That said Grantor will forever WARRANT the title to said premises; and

SIXTH: That this conveyance is subject to the trust fund provisions of Section Thirteen of the Lien Law.

