

Vol. 1222 No. 258

This Indenture

Made the 11th day of May, in the year Nineteen Hundred and Fifty.

~~Between~~ ALBANY COUNTRY CLUB, a membership corporation organized under the Laws of the State of New York, having its principal place of business at 1203 Western Avenue, Albany, N. Y.,

party of the first part, and

INDEPENDENT BENEVOLENT SOCIETY OF ALBANY, INC., a membership corporation organized under the Laws of the State of New York, having its principal place of business at 46 Beaver Street, Albany, New York,

party of the second part,

~~Witnesseth~~ that the said party of the first part, in consideration of

ONE ----- Dollar

(\$ 1.00), lawful money of the United States, and other good and valuable considerations paid by the said party of the second part,

does hereby grant and release unto the said party of the second part,

its successors and assigns forever, ALL that piece or parcel of land in the City and County of Albany, being more particularly described as follows:

Beginning at a point in the easterly bounds of Fuller Road, which point is 283 feet northerly measured along the easterly side of Fuller Road from the Albany South City Line, and running thence northerly along the easterly bounds of Fuller Road 200 feet to a point in the southerly line of the Independent Benevolent Society of Albany, Inc. property; thence easterly with an interior angle of 89° 40' along the southerly line of the aforesaid Independent Benevolent Society of Albany, Inc. property 202.5 feet to the south-easterly corner of said property; thence southerly with an interior angle of 90° 20' a distance of 200 feet to a 1½" iron pipe set in the ground at the base of a beech tree; thence westerly with an interior angle of 89° 40' a distance of 202.5 feet to a point in the easterly bounds of Fuller Road, passing through an iron pipe at the top of the bank 3 feet from the first mentioned corner, said last point being the point of beginning and last mentioned line making an interior angle of 90° 20' with the first mentioned line and with the easterly line of Fuller Road, and containing .93 acres more or less.

Being part of the property conveyed to the party of the first part by Albert V. V. Dodge and others, by deed dated September 22, 1915 and recorded in Albany County Clerk's Office September 22, 1915 in Book 642 of Deeds at page 453, and is the same property shown on

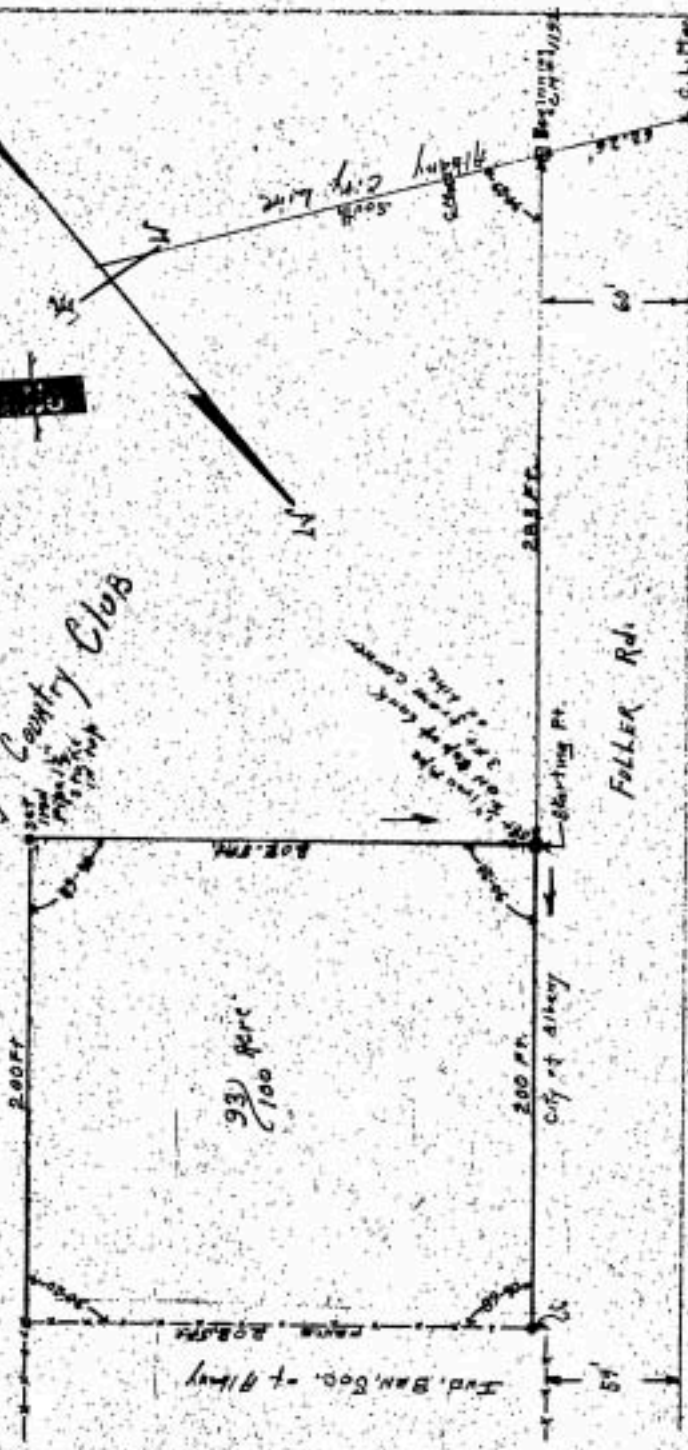
a map entitled "Map of Property in the City of Albany, to be conveyed by Albany Country Club", made by R. P. Fendorf, Lic. Engineer and Surveyor, dated May 9, 1950, and to be recorded concurrently herewith.

This conveyance is made pursuant to authority granted by an order of the Supreme Court of the State of New York, recorded in Albany County Clerk's Office May // , 1950.

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ALBANY Country Club
93¹/₂ Acre
100 Acre



MAP
PROPERTY
in the City of Albany
to be conveyed to
The Independent Development Soc.
by
ALBANY Country Club

Scale
1" = 60 Ft.

W. B. ...
MAY 9, 1950.

~~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 above granted premises, unto the said party of the second part, its successors, heirs and assigns forever.

[REDACTED]

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And the said party of the first part, does covenant with the said party of the second part as follows:

First.—That the party of the second part shall quietly enjoy the said premises.

Second.—That the said party of the first part will forever ~~Warrant~~ the title to said premises.

Third.—That 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 any improvement, that has been commenced upon the premises and has not been completed at least four months before the making and recording of this deed, and that the grantor 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 said ALBANY COUNTRY CLUB has caused its Corporate Seal to be hereunto affixed, and this Instrument to be signed by its President the day and year first above written.

In Presence of

Eduard [Signature]

ALBANY COUNTRY CLUB

By *Dan J. Todd*
President



County of ALBANY

ss.

On this 11th day of May, Nineteen Hundred and Fifty before me personally came GAIL T. TODD to me known, who, being by me duly sworn, did depose and say that he resides in Albany, N.Y.; that he is the President of

ALBANY COUNTRY CLUB,
the corporation described in and which executed the foregoing Instrument; that he knows the seal of said corporation; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by order of the Board of Governors of said corporation, and that he signed his name thereto by like order.

Edmund Fowler

EDMUND L. FOWLER
Notary Public in the State of New York
Qualified in Albany County
Certificate filed in Albany County
My commission expires May 31, 1950

OFFICE OF CLERK
ALBANY COUNTY
ALBANY, N.Y.
MAY 30 3 43 PM '50



ALBANY COUNTRY CLUB

TO

INDEPENDENT BENEVOLENT
SOCIETY OF ALBANY, INC.

Dated, MAY 11 19 50

STATE OF NEW YORK
County of Albany ss.

RECORDED
ON THE
MAY 15 1950
in LIBER 1222 of DEEDS
at Albany
Edmund Fowler
Notary Public

Please return to:
Sol Rosenberg, Esq.
Box #3