

THIS INDENTURE, made the 22nd day of September in the year Nineteen hundred fifteen BETWEEN Albert V. V. Dodge, Helen A. Smead, Lewis S. Rablen, sometimes called Louis S. Rablen and Margaret E. Rablen, his wife and John C. Rablen all residing in the City and County of Albany, New York, Albert H. Dodge, residing in the City of Buffalo, Erie County, New York and Alice C. Address, residing in the City of Chicago, Cook County, Illinois, said Albert V. V. Dodge, John C. Rablen and Albert H. Dodge, all being unmarried, parties of the first part and Albany Country Club a membership corporation having its principal office located in the Town of Guilderland, Albany County, New York, party of the second part

WITNESSETH that the said parties of the first part in consideration of two thousand eight hundred (\$2800) dollars lawful money of the United States paid by the party of the second part do hereby grant and release unto the said party of the second part its successors and assigns forever

ALL that certain piece or parcel of land situate lying and being formerly in the tenth ward of the City and County of Albany and State of New York and subsequently in the Town of Guilderland in said county and state and now partly within the nineteenth ward of said City of Albany and partly within the Town of Guilderland and being a portion of Lots 16 and 17 on a map of twenty seven lots in the City of Albany, west of Magazine Street and bounded and described as follows: Beginning at the point of intersection of the southerly line of Lydius Street sometimes called Madison Avenue with the west line of premises conveyed by Matilda H. Archer and Austin Archer her husband to Benjamin G. Hendrickson by deed dated August 11, 1869, recorded in Albany County Clerk's Office August 26, 1869 in Book No. 225 of Deeds page 151 and which point of beginning is also distant about fourteen (14) chains seventy eight (78) links westerly from the west line of Lot No. 16 sometimes designated as the Cooper land and which point of beginning is also the northwesterly corner of land now or lately owned by Alexander C. Greenwald and Elizabeth Greenwald his wife and running thence southerly along the westerly line of said land now or lately belonging to said Greenwald and wife twenty three (23) chains to land formerly owned by Christian P. La Grange thence westerly and parallel with the southerly line of Lydius Street sometimes called Madison Avenue to a road known as the Fuller Road and to the west line of Lot No. 17 thence northerly and along the west line of said lot No. 17 twenty three (23) chains to the south line of Lydius Street sometimes called Madison Avenue and thence easterly along the south line of said Lydius Street sometimes called Madison Avenue seventeen (17) chains twenty two (22) links to the place of beginning. Including all the right title and interest of the parties of the first part of in and to one half of said Lydius Street adjoining on the north subject to the rights of the public therein. Being the same premises which were conveyed by Matilda H. Archer and husband to Hezekiah Dodge by deed dated August 26, 1869 recorded in said clerk's office August 30, 1869 in Book No. 225 of Deeds page 184. And also the same premises conveyed by Hezekiah Dodge and wife to James Dodge by deed dated October 17, 1873 recorded October 21, 1873 in said clerk's office in Book No. 263 of Deeds page 398

And the same premises of which said Amos Dodge died seized and which were by his will bequeathed, one undivided one half to a trustee for the benefit of Albert V. V. Dodge and the other undivided one half to Homer M. Dodge. One undivided one half of said premises was subsequently conveyed by Frederick G. Van Vliet as Trustee to Albert V. V. Dodge by deed dated August 5, 1896 recorded September 11, 1896 in said clerk's office in Book No. 455 of Deeds page 512 the other undivided one half descended upon the death of Homer M. Dodge, intestate, to the parties of the first part, except the wife of Louis S. Rablen as the heirs at law of said Homer M. Dodge.

Excepting and reserving two portions of said premises lying in the northwest corner of Lot No. 17 one of which was conveyed by Albert V. V. Dodge and Homer M. Dodge and wife to the Trustees of the Bethel Jacob Jewish Congregation in the City of Albany by deed dated September 3, 1896 recorded in said clerk's office September 11, 1896, Book 455 of Deeds page 516 and therein described as follows: ALL that certain lot piece or parcel of land situate lying and being in the Town of Guilderland (formerly the tenth ward of the City of Albany) County of Albany and State of New York on the southerly side of Madison Avenue and is bounded and described as follows: Beginning at a point in the southerly line of Madison Avenue where the same is intersected by the westerly line of Lot No. 17 as laid down on a map of the City of Albany made by Evert Van Allen runs thence southerly at right angles to Madison Avenue and along the westerly line of said Lot No. 17 two hundred nine (209) feet thence easterly and parallel to the southerly line of Madison Avenue two hundred eight (208) feet six (6) inches thence northerly and parallel to said westerly line of said Lot No. 17 two hundred nine (209) feet to said southerly line of Madison Avenue and thence westerly along the same two hundred eight (208) feet six (6) inches to the place of beginning. Containing about one acre of land.

The second of which excepted parcels was conveyed by Albert V. V. Dodge and the heirs of Homer M. Dodge to Julius Finkelstein and others as Trustees by deed dated October 1, 1912 recorded in said clerk's office October 3, 1912 Book No. 615 of Deeds page 295 and therein described as follows: ALL that certain lot piece or parcel of ground situate in the City of Albany, N.Y. bounded and described as follows: Beginning at a point in the westerly line of Lot No. 17 as the same is laid down on a map of the City of Albany, N.Y. made by Evert Van Allen distant southerly two hundred nine (209) feet from the intersection of said westerly line of said Lot No. 17 with the southerly line of Madison Avenue thence easterly and parallel to the southerly line of Madison Avenue two hundred eight (208) feet six (6) inches thence southerly and parallel to said westerly line of said Lot No. 17 two hundred nine (209) feet thence westerly and parallel to said southerly line of Madison Avenue two hundred eight (208) feet six (6) inches to said westerly line of said Lot No. 17 and thence northerly along the same two hundred nine (209) feet to the place of beginning.

The above described premises are bounded westerly by road leading from Western Turnpike to Schenectady Turnpike

TOGETHER with the appurtenances and all the estate and rights of the parties 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 and assigns forever. AND the said parties of the first part do covenant with 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 parties of the first part will forever warrant the title to said premises

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands and seals the day and year first above written

(\$3.00 in stamps)

Albert V. V. Dodge L.S.  
Albert V. V. Dodge, Atty. L.S.  
Helen A. Smead, L.S.  
Lewis S. Rablen L.S.  
John C. Rablen L.S.  
Albert H. Dodge L.S.  
Alice C. Andress L.S.  
by Albert V.V. Dodge their attorney in fact  
Margaret E. Rablen L.S.

State of New York, County of Albany, City of Albany. ss:

On this 22nd day of September in the year Nineteen hundred fifteen before me the subscriber personally appeared Albert V. V. Dodge and Margaret E. Rablen, wife of Lewis S. Rablen to me personally known and known to me to be the same persons described in and who executed the within instrument and they severally acknowledged to me that they executed the same.

Alice H. Chase, Notary Public.

State of New York, City and County of Albany. ss:

On this 22nd day of September in the year Nineteen hundred fifteen before me the subscriber personally appeared Albert V. V. Dodge to me personally known and known to me to be the same person who executed the foregoing instrument as the attorney in fact for Albert H. Dodge, Alice C. Andress, Helen A. Smead, Lewis S. Rablen and John C. Rablen five of the parties described in and who executed the within instrument and he acknowledged to me that he executed the same as attorney in fact for the above named Albert H. Dodge, Alice C. Andress, Helen A. Smead, Lewis S. Rablen and John C. Rablen under a power of attorney executed by them dated April 10, 1912 and re-recorded in Albany County Clerk's Office August 26, 1912 in Book No. 6 of Powers of attorney page 212 as their act and deed.

Alice H. Chase, Notary Public.

Rec. Sep. 22, 1915., 3.39 P. M.

*Wm J. G...  
Notary*