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Commonwealth of Massachusetts;
County of Suffolk;
City of Boston: ss

On this twenty first day of March in the year One thousand nine hundred and sixteen before me the subscriber, personally appeared Samuel A. Moody to me personally known to be the same person described in and who executed the foregoing instrument and he duly acknowledged to me that he executed the same.

Lillian C. Graham (seal)
Special Commissioner

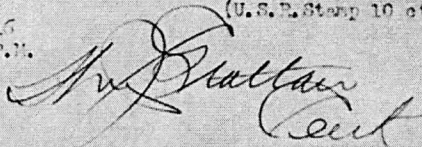
Commonwealth of Massachusetts;
Suffolk: ss Clerk's office of Superior Court

I, Thomas A. Campbell of Boston in said County

duly elected, qualified and sworn as Clerk of the Superior Court for and within said County and Commonwealth dwelling in Boston in said County said Court being a Court of record with a seal which is hereto affixed the records and seal of which Court I have the custody do herein and hereby in the performance of my duty as said Clerk certify and attest that Lillian C. Graham before whom the annexed affidavit, proof or acknowledgment was taken and subscribed is a Special Commissioner for, within and including the whole of said Commonwealth residing in said County duly appointed, commissioned and qualified and sworn and authorized by the laws of said Commonwealth to act as such and is duly authorized by the laws of said Commonwealth to take affidavits and take and certify proofs of acknowledgment of deeds of conveyances for lands, tenements and hereditaments lying and being in said Commonwealth in any part thereof and to be recorded therein wherever situated, and however bounded; that she was, at the time of taking the affidavit, proof or acknowledgment hereof ranked such Special Commissioner that due faith and credits are and ought to be given to her official acts; that I am well acquainted with her signature and handwriting and I verily believe that the signature to the said affidavit, proof or acknowledgment is genuine and further that the annexed instrument is executed and acknowledged according to the laws of said Commonwealth. Witness my hand and the seal of said Court at Boston in said County and Commonwealth this 21st day of March A.D. 1916.

Francis A. Campbell, Clerk (seal)
(U.S. S. Stamp 10 ct. cancelled)

Rec. July 10, 1916
3:31 P.M.



THIS INSTRUMENT made the sixth day of July in the year nineteen hundred and sixteen (1916) BETWEEN THE COOPER LAND COMPANY a domestic corporation having its principal office in the City of Albany New York, party of the first part and ALBANY COUNTRY CLUB a domestic corporation organized under the laws of the State of New York, and located in the County of Albany, party of the second part WITNESSETH That the said party of the first part for and in consideration of One Dollar (\$1.00), lawful money of the United States and other good and valuable consideration paid by the said party of the second part does hereby remise, release and forever quit-claim unto the said party of the second part its successors and assigns forever,

ALL that certain tract or parcel of land situate, lying and be-

ing on the north side of Madison Avenue (formerly Lydius Street) on the south of Washington Avenue and west of Magazine Street in the former first and second wards of the City of Albany New York, containing forty three and nine tenths (43.9) acres of land and known as lot number one (1) on Map number nineteen (19) in Book of Maps of the Estate of Margaret Cooper filed in the office of the Clerk of the City and County of Albany on the eleventh day of February in the year one thousand eight hundred and forty one (1841) and also known as lot number four (4) on a map of twenty seven (27) lots lying northwesterly of Magazine Street made for the corporation of the City of Albany the first day of August in the year of our Lord one thousand eight hundred and seventeen (1817) by Evert Van Allen and on file in the office of the City Surveyor, of the said City of Albany. The said lot number four (4) is also described in a deed from the City of Albany to John Taylor Cooper dated March 23, 1818 and recorded in Albany County Clerk's office January 12, 1819 in Book of deeds 25 at page 2, and is also described as such lot number four (4) in a deed from Margaret Cooper to John Taylor Cooper dated February 11, 1841, and recorded in Albany County Clerk's office February 12, 1841, in Book No. 71 of Deeds at page 53.

TOGETHER WITH THE APPURTENANCES and all the estate and rights of the party of the first part in and to the said premises. TO HAVE AND TO HOLD the above described premises unto the said party of the second part its successors and assigns forever.

IN WITNESS WHEREOF the said party of the first part has caused its corporate seal to be hereunto affixed and this instrument to be signed in its behalf by its president the day and year first above written.

(U.S.P. Stamps \$3.00, cancelled) The Cooper Land Company (seal)
By J.V. Henry Nott, President

State of New York;
County of New York;
City of New York;

On this 6th day of July in the year nineteen hundred and sixteen (1916) before me the subscriber, personally appeared J.V. Henry Nott to me known and being by me duly sworn did depose and say that he resides in the Town of Guilderland Albany County New York; that he is the President of The Cooper Land Company the corporation described in and which executed the above 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 Directors of said corporation; and that he signed its name there to by like order. And being further duly sworn he did depose and say that the sale of the real estate described in said instrument was authorized and concurred in by at least five of the directors of said company.

Perry M. Rushmore, (seal)
Notary public Nassau County Certificate filed in New York County
N.Y. County No. 140. N.Y. Register No. 6185
State of New York;
County of New York; Kiss No. 18242 Series B

I, William F. Schneider, Clerk of the County of New York, and also Clerk of the Supreme Court for the said County the same being a Court of record do hereby certify that P.M. Rushmore, whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the annexed instrument and thereon written was, at the time of taking such deposition or proof and acknowledgment a Notary public act-

ing in and for the said County duly commissioned and sworn and authorized by the laws of said State to take depositions and also acknowledgments and proof of deeds or conveyances for land, tenements or hereditaments in said State of New York. That there is on file in the Clerk's office of the County of New York, a certified copy of his appointment and qualification as Notary public of Nassau County with his autograph signature. And further that I am well acquainted with the handwriting of such Notary Public and verily believe that the signature to said deposition or certificate of proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed the seal of the said Court and County this 7 day of July 1916.

Wm. F. Schneider, Clerk (seal)

(U.S.R. Stamp 10 ct. enclosed)

Rec. July 10, 1916
3:17 P.M.



THIS INDENTURE Made this seventeenth day of July in the year of our Lord one thousand nine hundred and fifteen BETWEEN JACOB W. WILBUR and ADDIE V. WILBUR his wife, of Brookline, in the County of Norfolk, State of Massachusetts, of the first part and MARY C. FREDERICK whose address is Stop 3 Western Avenue in Albany in the County of Albany State of New York of the second part WITNESSETH That the said parties of the first part in consideration of the sum of One Dollar and other valuable considerations but less than \$100 to us duly paid have sold and by these presents do grant and convey to the said party of the second part her heirs and assigns,

ALL that tract or parcel of land situate in the City of Albany County of Albany and State of New York being lot numbered one hundred fifty five (155) on a map or plan of Western Boulevard Park dated June 11, 1910 made by A. L. Elliot, Civil Engineer and filed in the office of the Clerk of Albany County and more particularly described as follows to wit: Bounded southwesterly by Austin Street twenty five (25) feet; northwesterly by lot 154 on said plan eighty (80) feet; northeasterly by lot 174 on said plan twenty five (25) feet; southeasterly by a court eighty (80) feet. Containing according to said plan two thousand (2000) square feet more or less. Together with the fee in so far as we have the right so to convey the same of all the streets and ways shown on said plan in common with the owners of the other lots shown on said plan and subject to the right of all of said lot owners to make any customary use of said streets and ways.

WITH THE APPURTENANCES and all the estate, title and interest therein of the said parties of the first part And the said Jacob W. Wilbur, of the first part does hereby covenant and agree to and with the said party of the second part his heirs and assigns that the premises thus conveyed in the quiet and peaceable possession of the said party of the second part his heirs and assigns and will forever warrant and defend against any person whosoever lawfully claiming the same or any part thereof except that no house shall be built on said lots within ten years of January 1, 1910 to cost less than \$400, and that no shanty, hut or box shall be built on said lot within said ten years except with the consent of the party of the first part in writing.

IN WITNESS WHEREOF the parties of the first part have hereunto set their hands