



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 #: R2019-19503

Receipt#: 20190337569  
Clerk: SC  
Rec Date: 09/18/2019 12:36:13 PM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 4  
Rec'd Frm: TWO BOYS ENTERPRISES

Party1: PEREZ HIPOLITO  
MARTINEZ MINERVA  
Party2: TWO BOYS ENTERPRISES LLC  
Muni: ALBANY CITY

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.00

Transfer Tax	
Transfer Tax - State	0.00

Sub Total: 0.00

Total: 190.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 1173  
Transfer Tax

Total: 0.00



**Record & Return to:**  
Law Office of Amy W. Cohen  
6 Tower Place  
Albany, NY 12203



# DEED

**THIS INDENTURE** made this 28<sup>th</sup> day of August, 2019.

**BETWEEN** HIPOLITO PEREZ and MINERVA MARTINEZ, presently residing at 41 Dyke Road, Latham, New York, parties of the first part and TWO BOYS ENTERPRISES, LLC, a New York State Limited Liability Company with an address of 41 Dyke Road, Latham, New York, party of the second part,

**WITNESSETH** that the parties of the first part, in consideration of ONE and 00/100 (\$1.00) DOLLAR lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, do hereby grant and release unto the party of the second part, the heirs, successors and assigns forever,

**ALL THAT PIECE OR PARCEL OF LAND**, situate lying and being in the City of Albany, County of Albany and State of New York, being described as follows: (hereinafter called the "Premises").

## SEE ATTACHED SCHEDULE "A"

**BEING** the same premises conveyed to Hipolito Perez and Minerva Martinez by Son's Tavern, Inc., by deed dated October 3, 2018 and recorded in the Albany County Clerk's Office on October 12, 2018 as Instrument #R2018-22798.

**Subject** to all enforceable easements, restrictions and covenants of record affecting the said premises.

**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 premises herein granted unto the party of the second part, the heirs and assigns of the party of the second part forever.

That, in compliance with Section 13 of the Lien Law, the parties of the first part covenant that the parties of the first part 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 improvement and 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.



## SCHEDULE A

All that tract, piece or parcel of land, situate, lying and being located on the southerly side of Western Avenue, in the City of Albany, County of Albany and the State of New York and being more particularly bounded and described as follows:

Beginning at a point in the southerly boundary line of Western Avenue, said point being located 69.14' N 67-00-00 W from the intersection of the southerly boundary line of Western Avenue with the westerly boundary line of Glynn Street; running thence in a southerly direction and along the common boundary line between Maggie's Café Inc. on the east with the property being conveyed on the west S 23-00-00 W for a distance of 115.06' to a point; thence continuing along aforesaid common boundary line N 67-00-00 W for a distance of 53.77' to a point in the division line between lands being conveyed on the East and lands now or formerly owned by In Town Albany Properties LLC on the West; running thence along aforesaid division line N 24-26-00 E for a distance of 115.10' to a point in the southerly boundary line of Western Avenue; thence along the southerly boundary line of Western Avenue S 67-00-00 E for a distance of 50.89' to the point or place of beginning.

Also, an easement for the purpose of ingress and egress over lands owned by Maggie's Café Inc., 1186 Western Avenue, bounded and described as follows:

Beginning at a point in the westerly boundary line of Glynn Street, said point being located S 24-26-00 W a distance of 148.0' from the intersection of the southerly boundary line of Western Avenue with the westerly boundary line of Glynn Street; running thence along the westerly boundary line of Glynn Street S 24-26-00 W for a distance of 12.00' to a point; thence through the lands owned by Maggie's Café Inc. N 65-34-00 W for a distance of 100.76' to a point; thence continuing through the lands owned by Maggie's Café Inc. N 21-15-21 E for a distance of 42.40' to a point in the southerly boundary line of lands known as 1188 Western Avenue; thence along the southerly boundary line of lands known as 1188 Western Avenue S 67-00-00 E for a distance of 12.01' to a point; thence continuing through the lands owned by Maggie's Café Inc. S 21-15-21 W for a distance of 30.68' to a point; thence continuing through the lands owned by Maggie's Café Inc. S 65-34-00 E for a distance of 89.40' to a point in the westerly boundary line of Glynn Street which is the point or place of beginning.

Subject to an easement granted to Maggie's Café Inc., 1186 Western Avenue for the purpose of vehicular turnaround, bounded and described as follows:

Beginning at a point which is the southeast corner of lands being conveyed; running thence along the southerly boundary line of lands being conveyed N 67-00-00 W for a distance of 33.57' to a point; thence through the lands being conveyed N 23-00-00 E for a distance of 25.0' to a point; thence through the lands being conveyed S 67-00-00 E for a distance of 33.57' to a point in the division line between lands owned by Maggie's Café Inc on the East and lands being conveyed on the West; thence along aforesaid division line S 23-00-00 W for a distance of 25.00' to the point or place of beginning.