

This Indenture,

LICER 1304 PAGE 439

Made the 22nd day of March Nineteen Hundred and Fifty-two.

Between **BERNARD S. ALAIS**, residing at Street No. 102 Lansing Boulevard, Albany, New York; **WALTER S. HILLEY**, residing at Street No. 10 Lansing Boulevard, Albany, New York; **JOHN B. SHEEHAN**, residing at Street No. 211 Beach Street, Hartagh, Long Island, New York; and **Edward L. Sheehan**, residing at Street No. 1188 Western Avenue, Albany, New York, being all the heirs, next of kin and distributees of **LUCY A. SHEEHAN**, deceased, - - - - -

- - - - - part 1st of the first part, and
GEORGE STACKMAN, Jr., residing at Street No. 39 Mulwood Street in the City and County of Albany and State of New York, - - - - -

- - - - - part 2nd of the second part,

Witnesseth that the part 1st of the first part, in consideration of
\$1.00 - - - - - Dollar

(\$ 1.00 - - - - -) lawful money of the United States, and as full and
valuable consideration paid by the part 2nd of the second part,

(\$ 1.00 - - - -) lawful money of the United States, and a receipt of
valuable consideration, paid by the parties of the second part,
do hereby grant and release unto the parties of the second part, their
heirs and assigns forever, all that tract, piece or parcel of
land together with the buildings and improvements thereon, situate, lying and being
in the Thirtieth Ward in the City of Albany, County of Albany and State of New York,
bounded and described as follows: Beginning at a City Monument in the southerly line
of Western Avenue at its intersection with the westerly line of Glynn Street and run-
ning thence southerly along the westerly line of Glynn Street for a distance of One
Hundred Sixty (160) feet; thence westerly with an interior angle of Ninety (90)
degrees for a distance of One Hundred Twenty (120) feet; thence northerly with an
interior angle of Ninety (90) degrees and parallel to the westerly line of Glynn
Street for a distance of One hundred Fifty-seven and One one hundredths (157.01) feet
to the southerly line of Western Avenue; thence easterly with an interior angle of
Ninety-one (91) degrees and Twenty-six (26) minutes along the southerly line of
Western Avenue for a distance of one Hundred Twenty and Three one-hundredths (120.03)
feet to the point and place of beginning, the last described course making an interior
angle of eighty-eight (88) degrees and thirty-four (34) minutes with the first
described course, as shown on a map of property of Bernard Sheehan and wife as Lot
No. 4 in the 13th Ward, Albany County, New York, made by John J. McManus, and duly
filed in the Office of the Clerk of the County of Albany.

Being a portion of the premises conveyed to Bernard V. Sheehan and Mary A. Sheehan, his wife, by deed of Anton Keller and wife, bearing date July 22, 1908 and recorded in the Albany County Clerk's Office July 24, 1908 in Book No. 507 of Deeds at Page 186.

This conveyance is made subject to all enforceable covenants, restrictions and easements of record.

The said Bernard V. Sheehan died intestate a resident of the City of Albany, New York on the 22nd day of June, 1945, and the said Mary A. Sheehan died intestate, a resident of the City of Albany, New York on the 26th day of April, 1961, leaving her surviving the grantors herein as her only heirs at law, next of kin and distributees.

Said premises are now known as Street Nos. 1180 and 1188 Western Avenue.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises, REG. 1304 PAID 441

To have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

And said parties of the first part

covenant as follows:

First. That the parties of the second part shall quietly enjoy the said premises;

Second. That said parties of the first part

will forever ~~Warrant~~ the title to said premises.

Third. That, in Compliance with Sec. 13 of the Lien Law, the grantors 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.

In Witness Whereof, the parties of the first part have hereunto set their hand and seal the day and year first above written.

In Presence of

John S. Maloy

Beriside S. Adams

1-5

Gertrude S. Cooley

1-5

John B. Puckner

1-5

Edward M. Sechen

1-5



CITY of ALBANY

On this 22nd day of March, Nineteen Hundred and Fifty-two

Fifty-two

before me, the subscriber, personally appeared

HERMANN S. ADAMS, HERBERT S. HEILLEY, JOHN E. SULLIVAN AND

EDWARD H. GENUHAR

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they acknowledged to me that they executed the same

Charles H. Maloy

Herbert Public State of New York
Residing in Rensselaer County
his commission expires 3/30/55
Certificate filed in Albany County

REF 1304 VOL 442

Ad

WARRANTY WITH LICH COVENANT

HERMANN S. ADAMS, HERBERT S. HEILLEY, JOHN E. SULLIVAN and EDWARD H. GENUHAR of only heirs etc. of JAMES A. GENUHAR

TO

GEORGE STAGLAV, Jr. and MARGARET STAGLAV, his wife.

Dated, March 22nd 1952

Sirens of New York

County of Albany ss.

RECORDED ON THE

24 day of March A.D. 1952

at 11 o'clock P. M.

in LIBER 1304 of DEEDS

at Page 439 and examined

Donald Lynch

KANN, MALOY AND BOSLEY
ATTORNEYS AT LAW

93 STATE STREET

ALBANY 7, NEW YORK