

# This Indenture

Made the 2nd day of March Nineteen Hundred and seventy

Between MARGARET STACKMAN, residing at No. 39 Marwood Street in the City and County of Albany, State of New York, as the surviving tenant by the entirety,

part y of the first part, and

SON'S TAVERN, INC. a New York Corporation with its principal office at 1186 Western Avenue, Albany, New York,

1972 2002 509

party of the second part,

Witnesseth that the part y of the first part, in consideration of

One and 00/100 Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the part y of the second part, do es hereby grant and release unto the part y of the second part, its successors, and assigns forever, all

THAT PIECE OR PARCEL OF LAND, together with the buildings and improvements thereon, situate, lying and being in the Thirteenth (now Nineteenth) 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 running 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 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, (now 19th Ward), Albany County, New York, made by John J. McManus, and duly filed in the Office of the Clerk of the County of Albany.

Said premises are now known as Street Nos. 1186 and 1188 Western Avenue and are on the assessment rolls of the City of Albany as 1216 Western Avenue.

This conveyance is made subject to all restrictions, easements, covenants and conditions of record affecting said premises.

Being the same premises conveyed to George Stackman, Jr. and Margaret Stackman, his wife, party of the first part herein, by Bernadine S. Adams, Gertrude S. Reilly, John B. Sheehan and Edward M. Sheehan, being all the heirs, next of kin and distributees of Mary A. Sheehan, by deed dated March 22nd, 1952 and recorded in the Albany County Clerk's Office on March 24th, 1952, in Book 1304 of Deeds at Page 439.

George Stackman, Jr. died a resident of Albany County on January 1, 1969. His Last Will and Testament was duly admitted to probate in the Albany County Surrogate's Court on January 8, 1969 and both New York State and Federal Estate Tax returns have been filed and the estate taxes paid.

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REAL ESTATE STATE OF NEW YORK TRANSFER TAX

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 premises herein granted unto the party of the second part, its successors and assigns forever.

And said Party of the First Part covenant as follows:  
 First, That the party of the second part shall quietly enjoy the said premises;  
 Second, That said Party of the First Part will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, 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 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 party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

*Margaret Stackman*  
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 \_\_\_\_\_  
 \_\_\_\_\_

State of New York  
 County of ALBANY

On this 2<sup>nd</sup> day of March  
 Nineteen Hundred and seventy

before me, the subscriber, personally appeared

Margaret Stackman

to me personally known and known to me to be the same person described in and who executed the within Instrument, and she duly acknowledged to me that she executed the same.

*Hennrich T. Miller*  
 Notary Public State of New York  
 My commission expires 3/30/70

**Red**  
 WARRANTY WITH LINK COBALT

MARGARET STACKMAN

TO

SON'S TAVENHILL, INC.

Dated, March 2 1970

State of New York

County of Albany 69.

RECORDED ON THE  
 2<sup>nd</sup> day of March 1970  
 at 2:41 o'clock P.M.  
 in LIBER 2002 of DEEDS  
 at Page 509 and determined

*John L. Bartlett*  
 Notary  
 Mail to  
 Ken Cuth, Yaphank, County Clerk  
 100 State Street  
 Albany, N.Y. 12207