

Book 567

THIS INDENTURE, Made the 22nd day of July in the year Nineteen Hundred and Eight BETWEEN ANTON KELLER and CLARA KELLER, his wife of Guilderland, N.Y., parties of the first part and BERNARD V. SHEEMAN and MAY A SHEEMAN, his wife, parties of the second part

WITNESSETH That the said parties of the first part in consideration of TWO One Dollar and other good and valuable considerations lawful money of the United States, paid by the parties of the second part do hereby grant and lease unto the said parties of the second part their heirs and assigns forever.

ALL that certain lot, piece or parcel of land situate, lying and being in the town of Guilderland, in the County of Albany. Beginning at the Northwest corner of a lot of two acres belonging to the President, Directors and Company of the Great Western Turnpike Company and runs thence westerly along the said turnpike about nine chains to the east bounds of lot No. 10 in the Gore, then along the same to Betty's line, then down along the same to a stone which is placed as the southwest corner of the Gore, then with a straight line to the place of beginning, containing 19-3/10 acres more or less.

ALSO ALL that lot and piece of land situate in the City of Albany and town of Guilderland opposite the first toll gate and on the southerly side of the Turnpike road bounded easterly and southerly by lands belonging to Martin L. Blessing (now or formerly) westerly by lands formerly belonging to Abbey Amsdell, wife of William Amsdell and northerly by the southerly line of the said Turnpike road as indicated by the survey made of said turnpike road by Charles W. Higham and which turnpike road is six rods wide and also the toll gate building and toll house now standing and being on the said turnpike road, but this grant is not intended to convey or pass to the grantee any interest right or claim to any land situate on the northerly side of the southerly line of the said turnpike, or in or to any building erected or fixture belonging to the grantors except the toll gate and toll house buildings. The aforesaid premises are the same as those described in a certain deed from John A. Millard to Abbey Amsdell recorded in the Albany County Clerk's office in Book 222 of deeds page 457. Excepting and reserving however, from and out of the above described premises that certain part of the said premises heretofore conveyed by John Geisel and wife to Henry C. Weyman and wife by deed recorded in Albany County Clerk's office in Book 409 of deeds page 339, and described as follows:- All that certain lot, piece or parcel of land situate lying and being partly in the City of Albany and partly in the Town of Guilderland and on the Southerly side of Great Western Avenue, Turnpike and bounded and described as follows, to wit, Beginning at a point in the southerly line of said turnpike at the southeasterly corner of the land conveyed to said John Geisel by George I. Amsdell and others by deed recorded in the Albany County Clerk's office in Book 373 of deeds page 28 and runs thence along the easterly line of premises so conveyed, south 35 degrees, 31 minutes west 344-5/10 feet to the southeasterly corner of said premises so conveyed to said Geisel and thence north 56 degrees 11 minutes west along the southerly line of said premises so conveyed and along the northerly line of premises now or formerly belonging to Martin L. Blessing, 266 feet to center of old stump, thence north 35 degrees 9 minutes East 345-4/10 feet to the southerly line of said Great Western Turnpike and then along the same south 35 degrees east 268-8/10 feet to the place of beginning containing 2-11/100 acres of land hereby intended to convey a strip of land off the easterly part of the premises so conveyed.

to said Geisel as aforesaid excepting and reserving however out and from the above described premises a triangular piece in the northwesterly corner thereof bounded and described as follows, to wit: Commencing at the Northwesterly corner of the same and on the southerly line of said turnpike and runs thence along the same south 35 degrees east about 21 feet to the center of the easterly gate post, thence in a straight line to the center of the easterly gate post standing in the westerly line of the premises herein firstly described and in the southerly line of a fence separating the barn yard of the said John Geisel from the field south thereof as now occupied and thence north 35 degrees 9 minutes east to the place of beginning.

Being the same premises conveyed by William Knowles and wife to Anton Keller by deed dated April 2, 1900 recorded in the Albany County Clerk's office April 2, 1900 in Book No. 482 of Deeds at page 514.

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 parties of the second part their heirs and assigns forever.

AND these said parties of the first part, do covenant with said parties of the second part as follows:

FIRST.-That the parties of the second part shall quietly enjoy the said premises

SECOND.-That the said Anton Keller, one of the 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.

In Presence of  
Charles S. Stedman  
State of New York  
County of Albany

Anton Keller (L.S)  
Clara Keller (L.S)

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On this 22nd day of July in the year One thousand nine hundred and eight before me the subscriber personally appeared Anton Keller and Clara Keller, his wife to me personally known to be the same persons described in and who executed the within Instrument and they severally acknowledged that they executed the same.

Charles S. Stedman  
Notary Public  
Albany Co.

Noted July 24th 1908  
at 11:53 A.M.

*John Francis Kelly*