

**Instr #:** R2018-8973

**Rec Date:** 04/25/2018 11:31:24 AM

**Doc Grp/Desc:** D / DEED

**OR Party:**

MERCER PROPERTIES LLC

**EE Party:**

GOCS ELIZABETH

**Town Name:**

ALBANY CITY

**Property Address:**

**Consideration:** 186500

**Return Name/Address:**

SASE/ROSELYN ROBINSON



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 #: R2018-8973

Receipt#: 20180223573  
Clerk: SC  
Rec Date: 04/25/2018 11:31:24 AM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 4  
Rec'd Frm: GOCS ELIZABETH

Party1: MERCER PROPERTIES LLC  
Party2: GOCS ELIZABETH  
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 746.00

Sub Total: 746.00

Total: 936.00

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
Transfer Tax #: 6061  
Transfer Tax

Transfer Tax - State 746.00

Total: 746.00

3/20/18  
CASE ANNEXED

Record and Return to:

Roselyn Robinson Esq  
57 Koonz Rd  
Voorheesville NY  
12186

N.Y.S.  
TAX  
\$

**DEED**

**THIS INDENTURE** is made the 24<sup>th</sup> day of April, 2018, between **MERCER PROPERTIES LLC**, a New York limited liability company with an address at 302 Washington Avenue Extension, Albany, New York 12203 (the "Grantor"), and **ELIZABETH GOCS**, with an address at 29 South Main Street, Voorheesville, New York 12186 (the "Grantee").

**WITNESSETH:** that the Grantor, in consideration of One Dollar (\$1.00), lawful money of the United States, and other good and valuable consideration, paid by the Grantee, the receipt of which is acknowledged by the Grantor, does hereby grant and release unto the Grantee, her heirs, successors and assigns forever,

**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND** with the buildings thereon, situate, lying and being in the City of Albany and Town of Guilderland, County of Albany, and State of New York being more particularly set forth on Schedule "A" attached hereto and by this reference made a part hereof (hereinafter called the "Premises").

**BEING THE SAME PREMISES** as conveyed to the Grantor by deed made by Michael J. Kellerman dated May 19, 2014 and recorded on in the Albany County Clerk's Office on May 22, 2014 in Book 3100 of Deeds at Page 3.

**SUBJECT TO** all easements, restrictions, covenants and conditions of record affecting the Premises.

**TOGETHER WITH** the appurtenances and all the estate and rights of the Grantor in and to the Premises,

**TO HAVE AND TO HOLD** the Premises unto the Grantee, her heirs, successors and assigns forever.

And the Grantor covenants as follows:

**FIRST**, that the Grantee shall quietly enjoy the Premises;

**SECOND**, that the Grantor will forever warrant the title to the Premises; and

**THIRD**, that, in compliance with Section 13 of the New York 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 Grantor has duly executed this instrument, all on the day and year first above written.

GRANTOR:  
MERCER PROPERTIES LLC  
By: ADC, L.L.C., Sole Member

By: \_\_\_\_\_  
Name: Joseph R. Nicolla  
Title: Sole Member

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF ALBANY )

On the <sup>7<sup>th</sup></sup>~~23<sup>rd</sup>~~ day of April in the year 2018 before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph R. Nicolla personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed in the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

MARGARET M LANNI  
Notary Public, State of New York  
No. 01LA4920641  
Qualified in Schenectady County  
Commission Expires Feb. 16, 2022

SCHEDULE "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, together with the buildings and improvements thereon, situate, partly in the City of Albany and partly in the Town of Guilderland, County of Albany, State of New York, more particularly described as all of that certain lot designated as Lot 116 on the North side of Warren Street as appears on a map entitled "Map of Garden Park Estates Extension in the City of Albany and Town of Guilderland" which map is dated March 19, 1938 and filed in the Albany County Clerk's Office in Drawer 95, Map 655 on August 10, 1938