



**Albany County Clerk
Albany County Court House
16 Eagle Street Rm 128
Albany, NY 12207**

Return to:

TOBIN AND DEMPSEY
33 ELK ST
ALBANY NY 12207

Instrument: Deed

Document Number: 8902574 Book: 2724 Page: 428

Grantor: FLAC, LARRY L

Grantee: CAPITAL DISTRICT HABITAT FOR HUMANITY INC,

Number of Pages: 3

Transfer Tax Receipt
Albany County Clerk Received:
Trans Tax # 2850
Trans Tax.....\$6.00

Amount: \$1500.00

Filing Date/Time: 11/15/2002 at 10:21 AM

Receipt Number: 23627

Note:

THIS PAGE CONSTITUTES THE CLERK'S ENDORSMENT, REQUIRED BY SECTION 316A(5) &
319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH.

Thomas G. Clingan
Thomas G. Clingan, County Clerk

Record + Return :

Tobin + Dempl
33 Elk St
Albany, NY 12207

WARRANTY DEED

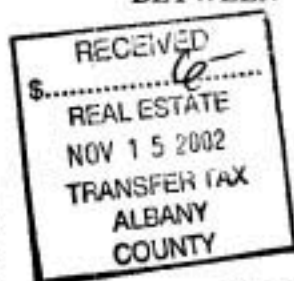
THIS INDENTURE, made the 13 day of November, Two Thousand Two

BETWEEN LARRY L. PLAC, with offices at Route 78, P. O. Box 106,
Richford, New York 13835,

party of the first part, and

CAPITAL DISTRICT HABITAT FOR HUMANITY, INC., having
offices at 696 Delaware Avenue, Albany, New York 12209,

party of the second part.



WITNESSETH that the party 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, does hereby grant and release unto the party of the second part, its successors and assigns forever,

All THAT CERTAIN LOT, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being partly in the City of Albany and partly in the Town of Guilderland, County of Albany and State of New York, more particularly described as all of that certain lot designated as Lot 117 on the north side of Warren Street as appears on a map entitled "Map of Garden Park Estate 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.

EXCEPTING from the above described premises, all that portion thereof located in Town of Guilderland, County of Albany, State of New York conveyed by Edward F. Renshaw and Patricia W. Renshaw to Capital District Habitat for Humanity, Inc. by deed dated, December 21, 2001 recorded in the Albany County Clerk's Office on January 23, 2002 in Book 2700 of Deeds at Page 698.

Subject to all enforceable easements, restrictions, covenants and conditions affecting the above described premises, if any.

Being a portion of the premises conveyed to Edward F. Renshaw and Patricia W. Renshaw by deed from William D. Small and Martha R. Small dated October 25, 1968, recorded in the Albany County Clerk's Office on November 6, 1968 in Liber 1958 of Deeds at page 503.

And also described as Parcel # 19-23-79
City of Albany, County of Albany
Description: 55 Rear Mercer Street
Tax Map #: 55.11-2-3

ID#: 129706

Albany County Clerk
Document Number 8902574
Rcvd 11/15/2002 10:21:52 AM



Being Parcel No.(s). 19-23-79 on List of Delinquent Taxes filed in the Albany County Clerk's Office August 31, 1979 in an action entitled "In the Matter of Foreclosure of Tax Liens pursuant to Article

Ten of the Real Property Tax Law by County of Albany, New York" duly brought in the County Court of Albany County, State of New York by the County of Albany for the foreclosure of certain tax liens on said August 31, 1979.

Said premises being included in deed executed by Robert A. Hammond, Director of Finance of the County of Albany, New York to County of Albany dated November 6, 1980 and recorded in the Albany County Clerk's Office November 6, 12980 in Book 2196 of Deeds at Page 657.

Subject of easements, restrictions, covenants and conditions of record affecting said premises and to such state of facts as an accurate survey would disclose.

This conveyance is conditioned by and made pursuant to Resolution #440 of the Albany County Legislature adopted October 12, 1999 authorizing the conveyance to the party of the second part.

Being the same premises conveyed by the County of Albany to Larry L. Plac by deed dated December 1, 1999, recorded in the Albany County Clerk's Office on December 15, 1999 in Book 2645 of Deeds at Page 1083.

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 covenants 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.

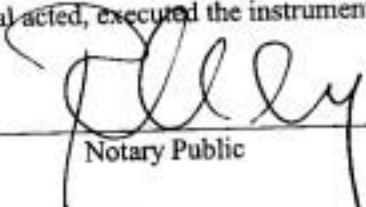
Third, Subject to the trust fund provisions of Section Thirteen of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply 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 his hand and seal on the day and year first above written.


LARRY L. PLAC

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

On this 13 day of November, Two Thousand Two, before me personally came Larry L. Plac, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signatures on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

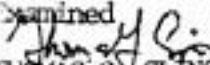


 Notary Public

Record and Return to:
 R. Christopher Dempf, Esq.
 Tobin and Dempf LLP
 33 Elk Street
 Albany, New York 12207

R. CHRISTOPHER DEMPFF
 Notary Public, State of New York
 No. 4671385
 Qualified in Albany County
 Commission Expires 11/21/03

STATE OF NEW YORK)
 COUNTY OF ALBANY)

Recorded in DEEDS
 As Shown Hereon and
 Examined

 THOMAS G. CLINGAN
 ALBANY COUNTY CLERK