



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

Return to:
BOX 2

Instrument: Deed

Document Number: 9333405 Book: 2779 Page: 715

Grantor MOHR, WILLIAM D

Grantee SCHERMER, KATHLEEN

Number of Pages: 3

Transfer Tax Receipt
Albany County Clerk Received:
Trans Tax: # 1481
.....\$600.00

Amount: \$150000.00

Filing Date/Time: 09/15/2004 at 2:38 PM

Receipt Number: 157328

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

3
600-
WARRANTY DEED

1481

R+R Biscione + Neri
Box 2
LIBER 2779 PAGE 715

THIS INDENTURE made the 14th day September, 2004

BETWEEN

WILLIAM D. MOHR, residing at 56 Gipp Road, Albany, NY 12203,

party of the first part, and

KATHLEEN SCHERMER, residing at 33 Elmwood St., Albany, NY 12203,

party of the second part,

WITNESSETH that the party of the first part, in consideration of ONE Dollar (\$1.00) 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, her heirs and assigns forever,

ALL that certain lot, piece or parcel of land, situate, lying and being in the Town of Guilderland, County of Albany and State of New York, as more completely described on SCHEDULE A attached hereto.

Subject to any and all easements, covenants, conditions and restrictions of record.

Being the same premises conveyed WILLIAM D. MOHR and ELSIE W. MOHR, his wife, by deed from ESTHER F. MCKENNA, dated November 1, 1949 and recorded in the Albany County Clerk's Office on November 3, 1949 in Book 1189 of Deeds at Page 413. The said Elsie W. Mohr died a resident of Albany County, New York on May 25, 1994 leaving the said William D. Mohr surviving tenant by the entirety.

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, her heirs and assigns forever.

AND the party of the first part covenants as follows:

FIRST That the party of the second part shall quietly enjoy the said premises;

SECOND That the party of the first part will forever **WARRANT** the title to said premises.

RECORD & RETURN TO:

Albany County Clerk
Document Number 9333405
Rcvd 09/15/2004 2:38:49 PM




THIRD the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 duly executed this deed the day and year first above written.


William D. Mohr, *Attorney in fact*
By: William A. Mohr, Attorney-in-fact

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

On the 14th day of September in the year 2004 before me, the undersigned, personally appeared WILLIAM A. MOHR, 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 signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

JAMES E. PROUT
Notary Public, State of New York
Registration # 4062415
Qualified in Rensselaer County
Commission Expires 2/20/ 06

COMMENCING at a point on the easterly side of Providence Street, which said point is on the division line between Lot No. 45 on the north and Lot No. 44 on the south; thence running southeasterly along the easterly side of Providence Street for forty-five feet to a point of tangency; thence along a curve of twenty(20) foot radius to a point of tangency; thence running northeasterly along the northerly side of Ann Avenue for One hundred thirty(130) feet to a point; thence running northwesterly for sixty-five feet to a point; said last described course being the division line between Lot No seventy(70) on the north and Lot No. 44 on the south; thence running southwesterly for One hundred fifty(150) feet to the point or place of beginning, said last described course being the division line between Lot No. 45 on the west and Lot No. 44 on the east, said lot being known and designated as Lot No. 44 Providence Street on a map entitled "Map of Garden Park Estates Extension in the City of Albany and Town of Guilderland, Albany Co., N.Y." made by Leslie C. Sherman, licensed Surveyor, and duly filed in the Albany County Clerk's office as Map 655, in Drawer No. 95.

SUBJECT to restrictions and easements of record.

STATE OF NEW YORK }
 COUNTY OF ALBANY } ss.:
 Recorded in DEEDS
 As Shown Hereon And
 Examined

Thomas G. Clingan
 THOMAS G. CLINGAN
 ALBANY COUNTY CLERK