



**Albany County Clerk  
32 North Russell Rd.  
Albany, NY 12206-1324**

**Return to:**

**JAMES & TYNER  
1536 UNION ST  
SCHUY NY 12309**

**Instrument: Deed**

**Document Number: 10174162 Book: 2917 Page: 800**

**Grantor**

BAUER, CHARLES  
BAUER, ANNA

**Grantee**

CALIFANO, PAUL

**Number of Pages: 4**

**Amount: \$55000.00**

Transfer Tax Receipt  
Albany County Clerk Received  
Trans Tax # 5939  
.....\$220.00

**Recorded Date/Time: 04/23/2008 at 11:55 AM**

**Receipt Number: 451037**

**Note: \*\*DO NOT REMOVE - THIS PAGE IS PART OF THE DOCUMENT \*\*  
THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a(5) &  
319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.**

## WARRANTY DEED



THIS INDENTURE, made the 22 day of April, Two Thousand, Eight.

BETWEEN CHARLES BAUER and ANNA BAUER, residing at 11 Kriss Crossing, East Greenbush, New York, parties of the first part, and PAUL CALIFANO, residing at 22 Brookview Drive, Schenectady, New York, 12303, party of the second part,

WITNESSETH that the parties of the first part, in consideration of One and No/100 Dollars (\$1.00) lawful money of the United States and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs and assigns forever,

ALL THAT CERTAIN PARCEL OF LAND, as set forth in Schedule A, which is annexed hereto.

BEING the same premises conveyed to the parties of the first part by deed from Richard T. Theriault and Maura Theriault, dated October 20, 2005 and duly recorded in the Albany County Clerk's Office on October 25, 2005 in Book 2821 of Deeds at Page 327.

This conveyance is subject to all enforceable covenants, conditions, restrictions and easements of record and any state of facts which an accurate survey may show.

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 premises herein granted unto the party of the second part, his heirs and assigns forever.

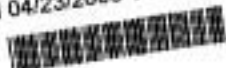
AND the parties of the first part covenant as follows:

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

SECOND, That the parties 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.

Albany County Clerk  
Document Number 10174162  
Rcvd 04/23/2008 11:55:45 AM



James E. TYNOR  
1536 UNION ST  
SCHADY, NY

IN WITNESS WHEREOF, the parties of the first part have hercunto set their hands and seals the day and year first above written.

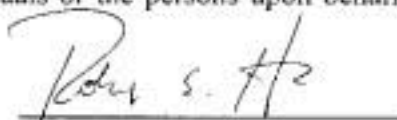
IN PRESENCE OF

  
 CHARLES BAUER

  
 ANNA BAUER

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

On the 21<sup>st</sup> day of April, 2008, before me, the undersigned, a notary public in and for said state, personally appeared **Charles Bauer and Anna Bauer**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals or the persons upon behalf of which the individuals acted, executed the instrument.

  
 Notary Public

ROBERT E. HESS  
 Notary Public, State of New York  
 No. 02HE5008003  
 Qualified in Schenectady County 2010  
 Commission Expires March 30, —

Record and Return:

James E. Tynes  
 Attorney at Law  
 1536 Union St.  
 Schenectady, NY 12309

## SCHEDULE A

All that certain piece or parcel of land situate in the Town of Guilderland, County of Albany, State of New York, known, numbered and designated on the 1982 Assessment Roll of the Town of Guilderland, County of Albany and State of New York as follows:

Town of Guilderland, County of Albany, Alleged Owner: Mary Trick, description: Rear Providence, 595 x 138.70. Bounded by lands of: North - Niagara Mohawk, East - Lots 71 - 45, South - Swyer, West - Northway. Bounded by lands formerly of: North -, East -, South -, West - Lot No. - Tax Map #52.15-2-49.

Being Parcel Guilderland #105-83 on List of Delinquent Taxes filed in the Albany County Clerk's Office October 31, 1985 in an action entitled "In the Matter of Foreclosure of Tax Liens pursuant to Article Eleven, Title Three 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 October 31, 1985.

## THE PREMISES ARE MORE ACCURATELY BOUNDED AND DESCRIBED AS FOLLOWS:

All that piece or parcel of land situate in the Town of Guilderland, County of Albany and State of New York, bounded and described as follows:

Beginning at a point located along the easterly line of Mercer Street, said point of beginning being located North 38° 17' 00" West, 129.00 feet from the intersection formed by said easterly line of Mercer Street and the northerly line of Ann Street; thence in a westerly direction and along the northerly lines of Mercer Street, the lands, now or formerly, of Esther Farley McKenna (Liber 1048, Page 30), Providence Street and the lands, now or formerly, of Eleanor Adami (Liber 2023, Page 1055), South 51° 43' 00" West, 570.00 feet to a point; thence in a northerly direction and along the easterly line of the lands, now or formerly, of Stuyvesant Plaza, Inc. (Liber 2312, Page 497), North 38° 17' 00" West, 33.12 feet to a point; thence in a northerly direction and along the lands of The People of the State of New York, Interstate Route 87, the following four courses: 1) North 24° 41' 47" East, 17.73 feet to a point; 2) North 36° 45' 59" East, 250.39 feet to a point; 3) North 46° 31' 19" East, 311.84 feet to a point; and 4) North 38° 09' 11" East, 1.77 feet to a point; thence in a southerly direction, and along the lands, now or formerly of Niagara Mohawk Power Corporation, South 38° 17' 00" East, 134.42 feet to the point or place of beginning.