



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

Return to:

**JAMES E TYNER
1534 UNION ST
SCHENECTADY NY 12309**

Instrument: Deed

Document Number: 10276253 Book: 2932 Page: 835

Grantor

MCKENNA, FRANCIS T

Grantee

CALIFANO, PAUL JR

Number of Pages: 4

Amount: \$2500.00

Recorded Date/Time: 09/30/2008 at 1:54 PM

Receipt Number: 479710

Transfer Tax Receipt
Albany County Clerk Received:
Trans Tax # 1253
.....\$10.00

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.**

Thomas G. Clingan, County Clerk

R+R: James E. Tyler
 Attorney at Law
 1534 Union Street
 Schenectady, NY
 12309

305
 Albany County Clerk
 Document Number 10276253
 Rcvd 09/30/2008 1:54:23 PM



WARRANTY DEED

Albany County Clerk
 Deed Books (Record Room)
 Book 2932 Page 836



THIS INDENTURE

Made the 25th day of September, 2008

Between **Francis T. McKenna**, residing at 18 Springwood Manor Drive, Loudonville, New York, 12211, party of the first part, and

Paul Califano, Jr., 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----- DOLLAR (\$1.00) lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the party of the second part her heirs and assigns forever,

SEE ATTACHED SCHEDULE A

BEING the same premises conveyed to Esther Farley McKenna acquired Title from William W. Farley by Deed dated the 24th day of December, 1946 and recorded in the Albany County Clerk's Office on the 30th day of December, 1946 in Book 1048 of Deeds at page 30.

James P. McKenna acquired Title from the Estate of Esther F. McKenna. Esther F. McKenna died a resident of Albany County on January 18, 1984. Her Will was admitted to probate and Letters Testamentary were issued to James P. McKenna on March 21, 1984. The Residuary clause of her Will devised and bequeathed all real and personal property to James P. McKenna.

Francis T. McKenna who acquired Title from the Estate of James P. McKenna, James P. McKenna died a resident of Albany County on December 4, 1985. His Will was admitted to probate and Letters Testamentary were issued to Ronald Teal on January 10, 1986. The residuary clause of his Will devised and bequeathed all real and personal property to Francis T. McKenna.

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, their heirs and assigns forever.

And said parties of the first part covenant as follows:

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

Second, That said parties of the first part will forever Warrant the title to said premises.

Third, That in compliance with Section 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.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, the parties of the first part have hereunto set their hand and seal the day and year first above written.

In Presence of


Francis T. McKenna

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

On the 25th day of September in the year 2008 before me, the undersigned, a Notary Public in and for said State, personally appeared Francis T. McKenna, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC

JAMES E. TYNER
Notary Public, State of New York
Qualified in Schenectady County
No. 02TY6104231
Commission Expires Jan. 20, 2012

SCHEDULE A

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 westerly line of Mercer Street, said point of beginning being located North 38° 17' 00" West, 65.00 feet from the point of intersection formed by said westerly line of Mercer Street and the northerly line of Ann Street, said point also being the intersection formed by said westerly line of Mercer Street with the division line between Lots 70 on the south and Lot 71 on the north, said lots being shown on a map entitled "Map of Garden Estates", prepared by Leslie Sherman and filed in the Albany County Clerk's Office as Map No. 655; thence in a westerly direction and along the northerly lines of the Lands Now or Formerly of the Town of Guilderland (Liber 1178, Page 241) and the Lands Now or Formerly of Kathleen Schermer (Liber 2779, Page 715), being Lots 70 & 44 as shown on the aforesaid filed map, South 51° 43' 00" West, 300.00 feet to a point; thence in a northerly direction and along the easterly line of Providence Street North 38° 17' 00" West, 64.00 feet to a point; thence in an easterly direction and along the Lands Now or Formerly of Paul Califano, Jr. (Liber 2917, Page 800), North 51° 43' 00" East, 300.00 feet to a point; thence in a southerly direction and along the westerly line of Mercer Street South 38° 17' 00" East, 64.00 feet to the point or place of beginning.