



**Albany County Clerk  
16 Eagle St. Rm 128  
Albany, NY 12207**

**Return to:**

**BOX 8**

**Instrument: Deed**

**Document Number: 11624202 Book: 3100 Page: 3**

**Grantor**

KELLERMAN, MICHAEL J

**Grantee**

MERCER PROPERTIES LLC

**Number of Pages: 3**

**Amount: \$182500.00**

Transfer Tax Receipt  
Albany County Clerk Received:  
Trans Tax #: 5429  
.....\$730.00

**Recorded Date/Time: 05/22/2014 at 2:13 PM**

**Receipt Number: 828358**

**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.**

*John*

## WARRANTY DEED WITH LIEN COVENANT

Albany County Clerk  
Document Number 11624202  
Rcvd 05/22/2014 2:13:14 PM



**THIS INDENTURE**, made the 19<sup>th</sup> day of May, Two Thousand and Fourteen

**BETWEEN**

MICHAEL J. KELLERMAN presently residing at 53 Mercer Street, Albany, New York, 12203,

party of the first part, and

MERCER PROPERTIES, LLC, located at 302 Washington Avenue, Ext., Albany, New York, 12203,

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of ONE AND NO/100 (\$1.00) Dollar lawful money of the United States, and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part, forever

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.

The portion of Warrant Street upon which the above lot is located is now known as Mercer Street.

BEING the same premises conveyed to Michael J. Kellerman by Karl Felsen and Carol A. Felsen by deed dated the 10<sup>th</sup> day of August, 2009, and recorded in the Albany County Clerk's Office on August 27, 2009, in Book 2956 of Deeds at Page 957.

**SUBJECT** to all enforceable easements, restrictions, covenants, and conditions of record.

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

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Book 3100 Page 4



Box 8

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part 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.

**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.

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

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

In the Presence of

  
MICHAEL J. KELLERMAN (L.S.)

STATE OF NEW YORK )  
COUNTY OF Albany ) ss:

On the 19<sup>th</sup> day of May in the year 2014 before me, the undersigned, personally appeared Michael J. Kellerman 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.

ERIKA J. SCHULTZ  
Notary Public, State of New York  
Qualified in Albany Co. No. 4991639  
Commission Expires Feb. 3, 2015

  
Notary Public

Warranty Deed  
with Lien Covenant

Michael J. Kellerman  
to  
Mercer Properties, LLC

Section  
Block  
Lot  
County or Town

Dated: