

This Indenture

LIBER 1019 PAGE 209

Made the 18th day of June Nineteen Hundred and Forty-six (1946).

Between MARY L. COX, residing at 10 South Lake Avenue in the City and County of Albany, State of New York,

part y of the first part, and
WILLIAM E. TRICK and MARY M. TRICK, his wife, residing at 128 Third Avenue in the City of Rensselaer, Rensselaer County, New York,

part 100 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 considerations paid by the part 100 of the second part,

do hereby grant and release unto the part 100 of the second part, their heirs and assigns forever, all that tract or parcel of land situate in the Town of Guilderland, Albany County and State of New York west of Magazine Street known and distinguished on a map of the same made by Evert Van Allen and filed in the Clerk's Office of the City and County of Albany on the 13th day of September, 1919, as Lot No. 20, and bounded and described as follows:

On the north by Lydius Street sixteen (16) chains on the east by Lot No. 19, on a line parallel with Magazine Street thirty-five chains and ninety links, on the south by the City line, sixteen (16) chains and on the west by Lot No. 21, thirty-five (35) chains and ninety (90) links containing fifty-seven acres and 4/10 acres of land excepting and reserving all the rights to the use of water on the said premises for certain purposes conveyed by the Mayor, Aldermen and Commonalty of the City of Albany to the Trustees and Company of the Albany Water Works and also the use of the public road or highway which intersects the said lots until the same shall have been altered as the same was conveyed by the Mayor, Aldermen and Commonalty of the

City of Albany to John Tayler, on the 23rd day of March, 1818 by deed recorded in the Albany County Clerk's Office January 13th, 1819 in Book 25 of Deeds, Page 2. :

Also, all that certain lot or parcel of land situate in the City and County of Albany and State of New York known and distinguished and bounded and described as follows:

Beginning at a stake standing in the southwest corner of Christian La Grange's land and in the north line of John McKown's land in the south bounds of the City of Albany and at the east side of a road leading to the Water Works, and runs thence along the south bounds of the City of Albany and the lands of John McKown's as the magnetic needle points A.D. 1856, N. 43 degrees west 32 chains 18 links to a corner of said lot No. 20, thence N. 47 degrees east 3 chains 66 links to a stake, thence along the lands of Samuel S. Tallant S. 43 degrees east 32 chains 16 links to a stake at the east side of said road in said LaGrange's line, thence along his line S. 47 degrees west 3 chains 66 links to the place of beginning, containing eleven and 77/100 acres of land and being the same premises conveyed to Jacob Hall by Samuel S. Tallant by deed dated October 10, 1856 and recorded September 10, 1857, in Book 147 of Deeds at Page 58. The entire premises herein described being the same premises conveyed by D. Oscar Denison and wife to James A. Wiltala, by deed dated October 4, 1886 and recorded in the Albany County Clerk's Office in Book 378 of Deeds Page 58 on the 4th day of October, 1886.

Excepting and reserving therefrom the following portions thereof heretofore conveyed:

1. A parcel sold to one Hugh Friebe! of the Town of Guilderland, Albany County and State of New York, and being about thirty-five (35) acres more or less by Charles Friebe! and wife, by deed dated September 5, 1900 and recorded in the Albany County Clerk's Office in Book No. 518 of Deeds at Page 120.

2. A parcel sold to New York Power and Light Corporation and being a strip of land seventy-five (75) feet in width and thirty-seven and five tenths (37.5) feet on each side by Mary L. Cox by deed dated March 11, 1940 and recorded in the Albany County Clerk's Office in Book 917 of Deeds at Page 102.

3. A parcel sold to Sara M. Fry and being a strip of land approximately ninety-five (95) feet in width and two hundred (200) feet in depth by Mary L. Cox by deed dated October 4, 1940 and recorded in the Albany County Clerk's Office in Book 917 of Deeds at Page 300.

This conveyance is made subject to all easements, covenants, conditions and restrictions of record.

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 part 1st of the second part, their heirs and assigns forever,

And said MARY L. COX

does covenant as follows:

First. That the part 1st of the second part shall quietly enjoy the said premises.

Second. That said MARY L. COX

will forever ~~Warrant~~ the title to said premises.

Third. That 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 any improvement, that has been commenced upon the premises and has not been completed at least four months before the making and recording of this deed, and that the grantor will apply the same first to the payment of the cost of improvement before using any part of the total of the same for any other purposes.

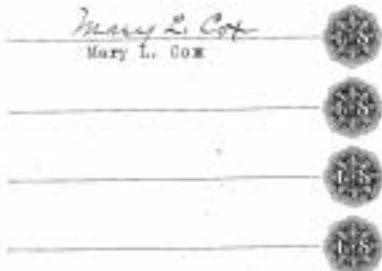
In Witness Whereof, the part 1st of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of



Mary L. Cox

 Mary L. COX



State of New York

County of ALBANY

CITY of ALBANY

On this 18th day of June Nineteen Hundred and Forty-six

MARY L. COFF

to me personally known and known to me to be the same person described in and who executed the within instrument, and she duly acknowledged to me that she executed the same

James P. Murray

Notary Public - Albany County

OFFICE OF ALBANY COUNTY CLERK

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ALBANY, N. Y.

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WARRANTY WITH LEG. COUNSEL

MARY L. COFF

TO

WILLIAM E. THICK AND MARY H. THICK, his wife.

Dated, June 18th 1946.

STATE OF NEW YORK

County of Albany

RECORDED

in County of Albany, N.Y. on June 18, 1946

at Page 209 and approved.

John W. H. ...
TEACHER & CASEY

Attorneys and Counselors at Law
100 STATE STREET
ALBANY, N. Y.