

THIS INDENTURE, Made the 29th day of August, in the year one thousand nine Hundred and forty, between Henry Walter of and residing at 33 Maplewood Street, in the City and County of Albany, State of New York, Administrator of the Goods, Chattels and Credits of Louis Eiemann also known as Louis Eiemann, late of the City of Albany, County of Albany and State of New York, deceased, party of the first part and George H. Crowe Farley, residing at Loudonville, in the Town of Colonie, COunty of Albany and State of New York, party of the second part,

WHEREAS, such proceedings have been had and taken in the Surrogate's Court of the County of Albany in a proceeding entitled "In the matter of the Judicial Settlement of the Account of Proceeding of Henry Walter, as Administrator of the Goods, Chattels and Credits of Louis Eiemann, also known as Louis Eiemann, deceased", that by an Order of the said Surrogate's Court granted on the 30th day of July, 1940, the said Henry Walter as such Administrator was authorized and empowered to sell and convey to George H. Crowe Farley at private sale the real property hereinafter described, owned by said deceased at the time of his death, for the purposes mentioned, the same being one of the purposes set forth in Section 234 of the Surrogate's Court Act; and such sale having been duly made to the party of the second part

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that by virtue of the authority herein vested by the said proceedings and said Order of the Surrogate's Court of the County of Albany, and in consideration of the sum of Two Thousand One Hundred Fifty (\$2,150.00) Dollars to him in hand paid, the receipt whereof is hereby acknowledged, the party of the first part does hereby sell, transfer, release and convey unto the party of the second part, his heirs and assigns forever, the following described premises, viz:

"ALL that tract or parcel of land situate in the City of Albany, County of Albany and State of New York, bounded and described as follows: All the northerly parts of two certain farm lots of land formerly situate in the Town of Guilderland, Albany County, New York, now situate in the City of Albany, one mile west of Magazine Street which are known on a map made by Evert Van Allen, Surveyor, on file in the Albany County Clerk's Office as Lots No. 18 and 19. The parts of lots hereby conveyed are bounded and described as follows:

"Commencing at the northwest corner of original Lot No. 19 on the south side of Iquius Street as marked by a stone monument placed in the ground and running thence Southwesterly along the division line between original lots 19 and 20, 15 chains to a fence, thence Southeasterly along said fence in a straight line 11 chains and 80 links to an angle in the fence, thence along the fence Easterly 2 chains to an angle, thence Easterly along the fence 1 chain 41 links to an angle, thence Easterly 69 links to an angle in the fence, thence Easterly along the fence 1 chain 8 links to a yellow pine tree, thence Easterly along the fence 2 chains and 78 links to

the following described premises, viz:

"ALL that tract or parcel of land situate in the City of Albany, County of Albany and State of New York, bounded and described as follows: All the northerly parts of two certain farm lots of land formerly situate in the Town of Guilderland, Albany County, New York, now situate in the City of Albany, one mile west of Magazine Street which are known on a map made by Evert Van Allen, Surveyor, on file in the Albany County Clerk's Office as Lots No. 18 and 19. The parts of lots hereby conveyed are bounded and described as follows:

"Commencing at the northwest corner of original Lot No. 19 on the south side of Lydius Street as marked by a stone monument placed in the ground and running thence Southwesterly along the division line between original lots 19 and 20, 15 chains to a fence, thence Southeasterly along said fence in a straight line 11 chains and 80 links to an angle in the fence, thence along the fence Easterly 2 chains to an angle, thence Easterly along the fence 1 chain 41 links to an angle, thence Easterly 69 links to an angle in the fence, thence Easterly along the fence 1 chain 8 links to a yellow pine tree, thence Easterly along the fence 2 chains and 78 links to a pitchpine tree, thence Easterly 5 chains and 28 links in a straight line to a marked yellow pine tree standing at the fence, thence 5 chains and 89 $\frac{1}{2}$  links to a yellow pine tree standing at the fence, thence 14 links to the fence at the road leading from Mc Goons Tavern to Rensselaer Lake, thence Northeasterly along the west side of said road 8 chains and 32 links to Lydius Street, thence Northwesterly along the south side of said Street 32 chains to the northwest corner of the land hereby conveyed and place of beginning.

Saving and reserving therefrom a burial ground located on the northeast corner of original Lot No. 18. The farm lot of ground hereby conveyed containing 41 acres more or less is the same premises described in a Warranty Deed executed by D. Louis Dreyer and wife to Anna Helm bearing date August 3, 1861 and recorded in the Albany County Clerk's Office on the 9th day

of September, 1891 in Book of Deeds 334, page 506.

ALSO EXCEPTING a small piece of land deeded to the Congregation of the Sons of Abraham of the City of Albany, on October 8, 1893."

EXCEPTING ALSO all that piece or portion of the above described premises bounded and described as follows:

"BEGINNING at an iron pipe driven in the ground in the southwesterly side of Madison Avenue and in the northeasterly line of the lands hereinbefore described at station 93+38.7 of the surveyed base line for the right of way of the proposed transmission line system of the New York Power & Light Corporation, extending from its Central Avenue Substation to its Krumkill Substation, and running thence south 46° 39' east along said southwesterly line of Madison Avenue 50.6 feet to a point; thence south 34° 48' west, parallel to and at all points 50 feet distant from said surveyed base line, 150.0 feet to a point; thence north 55° 12' west 12.5 feet to a point; thence south 34° 48' west, parallel to and at all points 37.5 feet distant from said surveyed base line 395 feet, more or less to a point in the division line between the lands hereinbefore described and lands now or formerly of one Farley; thence north 61° 59' west along said division line 37.8 feet to an iron pipe driven in the ground at station 101 + 95 + of said surveyed base line; thence continuing north 61° 59' west along said division line 37.8 feet to a point; thence north 34° 48' east, parallel to and at all points 37.5 feet distant from said surveyed base line, 720 feet, more or less, to a point; thence north 55° 12' west 12.5 feet to a point; thence north 34° 48' east, parallel to and at all points 50 feet distant from said surveyed base line, 150.0 feet to a point in said southwesterly line of Madison Avenue; thence south 46° 39' east along said southwesterly line of Madison Avenue 50.6 feet to the point or place of beginning, containing within said bounds 2.56 acres, more or less, being a strip of land for the most part 75 feet in width 37.5 feet on each side of said surveyed base line, extending from the lands of one Farley on the southwest northeasterly to a point within 150 feet of the southwesterly line of Madison Avenue, at which said point

37.5 feet distant from said surveyed base line, 720 feet, more or less, to a point; thence north 55° 12' west 12.5 feet to a point; thence north 34° 48' east, parallel to and at all points 50 feet distant from said surveyed base line, 150.0 feet to a point in said southwesterly line of Madison Avenue; thence south 46° 39' east along said southwesterly line of Madison Avenue 50.6 feet to the point or place of beginning, containing within said bounds 1.56 acres, more or less, being a strip of land for the most part 75 feet in width 37.5 feet on each side of said surveyed base line, extending from the lands of one Farley on the southwest northeasterly to a point within 150 feet of the southwesterly line of Madison Avenue, at which said point said strip of land widens out to 100 feet in width, being 50 feet on each side of said surveyed base line, and extends thence to the southwesterly line of Madison Avenue, all as shown as parcel "7" on the blueprint Map entitled in part "New York Power & Light Corp., Central Ave. - Krumkill Transmission Line Louis Ziemann Est. Purchased#-3430," together with all right, title and interest of the party of the first part in and to Madison Avenue abutting on said above described premises.

The premises hereby intended to be conveyed are the same premises mentioned and described in a deed thereof from Carl Ziemann to Louis Ziemann dated July 19, 1919, and recorded in the Albany County Clerk's Office on August 11, 1925 in Book No. 763 of Deeds at page 236, excluding that portion thereof which was heretofore conveyed by the distributees of Louis Ziemann also known as Louis Ziemann, deceased to New York Power & Light Corporation and this conveyance is made expressly subject to the covenants, conditions, restrictions, easements, exceptions and reservations contained in the conveyances aforesaid.

Together with the appurtenances and also all the estate which the said Louis Ziemann, also known as Louis Ziemann, had at the time of his decease in said premises and also the estate therein which the said party of the first part has or has power to dispose of, whether individually or by virtue of said Order or otherwise.

TO HAVE AND TO HOLD the above granted premises unto the party of the second part, his heirs and assigns forever,

And the said party of the first part covenants with the said party of the second part that the party of the first part has not done, or suffered anything whereby the said premises have been encumbered in any way whatever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal this 29th day of August, 1940.

Henry Walter L. S.

As Administrator of the Goods, Chattels, and Credits of Louis Ziemann, also known as Louis Ziemann, deceased.

U. S. Rev. Stamps \$2.75 cancelled.

State of New York, City & County of Albany SS:

On this 29th day of August, 1940, before me personally appeared Henry Walter, to me personally known, and known to me to be the same person described in and who executed the foregoing instrument, and he duly acknowledged that he executed the same as Administrator of the Goods, Chattels and Credits of Louis Ziemann, also known as Louis Ziemann, late of the City of Albany, County of Albany and State of New York, deceased.

Margaret R. Morrison  
Comr. of Deeds, Albany, New York.

Rec. Sep. 3, 2:06 PM., 1940.

Clerk. *John A. Hart*

*J.R.*  
CORRECTED  
By *JK*