

1816 REG 283

This Indenture,

Made the 16th day of December, Nineteen Hundred and Sixty-four

Between HERMAN F. ZORN, residing at 2510 Troy Road, Schenectady, New York.

part y of the first part, and

MILDRED ROSS SWANSON, residing at 113 State Street, Albany, New York

party of the second part,

Witnesseth that the party of the first part, in consideration of

----- O N E ----- Dollar
(\$1.00) lawful money of the United States, and other good and valuable considerations 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, all that tract or parcel of land, situate in the Town of Guilderland, County of Albany, State of New York, and bounded and described as follows:

Lot No. 2, north fifty-two degrees forty-five minutes east three chains eighty-nine links to a stake standing on the west bank of the Creek; thence north fifty-five degrees thirty-five minutes east, three chains ninety-eight links to a stake standing on the west bank near the Creek; thence south forty-seven degrees east one chain and thirty links to a stake against the Hill; thence north sixty-two degrees east one chain sixty-five links to La Grange's corner; thence along his line south forty-seven degrees east seven chains forty-three links to a stake the northeast corner of Lot No. 4; thence along the side of Lot No. 4 south sixty-seven degrees thirty minutes west three chains forty-eight links to a stake which bears north fifteen degrees five links from a marked poplar tree south forty-eight degrees twenty minutes west eight chains and fourteen links to a stake north fifty-two degrees ten minutes east ninety-three and a half links from a large marked pitch pine tree; thence south forty-four degrees fifty minutes east six chains and thirty-nine links to a stake; thence south forty-eight degrees west four chains thirty-six links to a stake on Batterman's line runs south fifty-five degrees forty-five minutes ten links from a water run sapling; thence north forty-seven degrees east eleven chains seventy-eight links along said Batterman's line to the east corner of Lot No. 1; thence north forty-two degrees east ten chains and ninety links to a post in the board fence; thence north fourteen degrees fifty minutes west fifty-three links to the place of beginning, containing sixteen and 91-100 of an acre.

Also Lot No. 3 beginning at a stake standing on C. Batterman's line the southeast corner of Lot No. 2, which stake bears south fifty-five degrees forty-five minutes west ten links from a white pine sapling and runs along Batterman's line south forty-seven degrees east fourteen chains and seventy links to a stake corner of Wharton's land; thence along his line north forty-two degrees east nine chains and eighty-nine links to a stake the northwest corner of Lot No. 4; thence along line of said lot north forty-two degrees fifty-six minutes west seven chains and three links north thirty-six degrees forty-five minutes west twelve chains and eighty-six links to a stake at corner of Lots No. 2 and 4 which bears north fifteen minutes five links from a poplar tree south forty-three degrees twenty minutes west eight chains fourteen links to a point bears north fifty-two degrees ten minutes east ninety-three and a half links from a large pitch pine tree; thence south forty-four degrees fifty minutes east six chains thirty-nine links to a stake south forty-eight degrees west four chains thirty-six links to the place of beginning. More particularly described in a Referee's deed by John D. White, as Referee, to John Newman, dated December 31, 1894 and recorded in the Albany County Clerk's Office on the 21st day of February, 1899 in Book 432 of Deeds at Page 403.

Being the same premises deeded to Matthew Zorn and Ada E. Zorn, his wife, by Joseph Greenberg by Quit Claim Deed, dated April 9, 1954 and recorded in the Albany County Clerk's Office on the 5th day of November, 1954 in Book 1424 of Deeds at Page 347'.

The said Ada E. Zorn died intestate on the 31st day of May, 1956. The said Matthew Zorn died testate on the 18th day of November, 1961.

Being also the same premises described in a Quit Claim Deed from Lulu Ottman Ten Byck to Herman F. Zorn, dated May 13, 1964 and recorded in the Albany County Clerk's Office on the 14th day of December, 1964 in Book

This conveyance is intended to include the dwelling house on Route #20, Quilderland, New York, and the barns, garage and other buildings now at the premises.

Together with the appurtenances and all the estate and rights of the part y of the first part in and to said premises,

To have and to hold the premises herein granted unto the part y of the second part, her heirs and assigns forever.

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And said party of the first part

covenants as follows:

First. That the part y of the second part shall quietly enjoy the said premises;

Second. That said party of the first part


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 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.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of

Harmon J. Zane



State of New York

County of Albany

SS.

State of New York

On this 16th

day of December, Nineteen Hundred and

Sixty-four

before me, the subscriber, personally appeared

HERMAN F. ZORN

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

Joseph Greenberg

Notary Public Albany County,

OFFICE OF
ALBANY COUNTY CLERK
Dec 16 12 05 PM '64
ALBANY, N. Y.

ALBANY COUNTY CLERK

deed
WARRANTY WITH LIEN COVERAGE

HERMAN F. ZORN

TO

MILWAUKEE SAVINGS BANK

Dated, December 16th, 1964

STATE OF NEW YORK

County of Albany ss.

RECORDED ON THE
16 day of the 16th of Dec
at Albany in the County of Albany
IN LIBER 1816 of DEEDS
at Page 286 and examined
John J. ...

CLERK

True to

JOSEPH GREENBERG
NOTARY PUBLIC
62 STATE STREET
ALBANY, N. Y.