

This Indenture,

Made the 1st day of July

Nineteen Hundred and seventy-one

Between MILDRED ROSS SWANSON, residing in Guilderland,
County of Albany, New York,

OFFICE OF
ALBANY COUNTY CLERK
JUN 2 10 31 AM '71
ALBANY, N. Y.

party of the first part, and

ANDREW SHAHINIAN, residing at 675 East Drive, Oradell,
New Jersey,

AL-2-7140:22 076 30*****50

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 consideration paid by the party of the second part, do es hereby remise, release and quitclaim unto the party of the second part, and assigns forever, all that tract or parcel of land, situate in the Town of Guilderland, County of Albany and State of New York, more particularly bounded and described as follows:

Beginning at a concrete monument set in a northerly jog in the southerly line of Western Turnpike where the same is intersected by the most northerly corner of a parcel of land conveyed to William T. Siver, Jr. and Josephine M. Siver, his wife, by deed dated October 30, 1968, recorded in Albany County Clerk's Office in Book 1958 of Deeds, page 243; and runs thence from said point of beginning along the westerly line of lands so conveyed to Siver the following four courses and distances, S. 50° 25' 34" W. a distance of 140.9 feet, S. 47° 21' 34" W. a distance of 41.3 feet; S. 45° 25' 34" W. a distance of 14.3 feet, and S. 37° 45' 34" W. a distance of 92.9 feet; thence S. 45° 40' 34" W. a distance of 1.28 feet; thence S. 51° 47' 28" E. a distance of 51.48 feet; thence S. 40° 35' 41" E. a distance of 79.47 feet; thence S. 66° 11' 42" W. a distance of 7.90 feet; thence along the easterly line of the above described parcel the following four courses and distances, N. 36° 01' 26" W. a distance of 15 feet more or less; thence S. 66° 55' 52" W. a distance of 114.20 feet; thence N. 42° 04' 08" W. a distance of 135.30 feet; thence N. 54° 55' 52" E. a distance of 393.55 feet; thence N. 51° 29' 43" E. 5 feet more or less to the point and place of beginning.

Also, all that tract or parcel of land, situate, lying and being in the Town of Guilderland, County of Albany and State of New York more particularly bounded and described as follows:

Beginning at a point in the easterly line of lands conveyed to Ellen J. Smith by deed dated May 1, 1922, recorded in Albany County Clerk's Office in Book 705 of Deeds, page 191, said point of beginning being distant along said easterly line of lands so conveyed to Smith on a

course of S. 6° 11' 26" E. 495.85 feet, from the point of intersection of said easterly line of lands so conveyed to Smith with the Southerly line of Western Turnpike; and runs thence along the westerly line of the first hereinabove described parcel of land the following two courses and distances, S. 60° 30' 52" W. a distance of 136.91 feet and S. 57° 40' 52" W. a distance of 253 feet more or less; thence N. 2° 30' 28" W. a distance of 7 feet more or less to a granite monument; thence N. 56° 27' 32" E. a distance of 258.13 feet to a granite monument; thence N. 59° 15' 02" E. a distance of 133.98 feet to a point in said easterly line of lands so conveyed to Smith; thence S. 6° 11' 26" E. a distance of 16.57 feet to the point and place of beginning.

State of New York } ss: Recorded
 County of Albany }

On the 2... day of JULY 1971

.... 14... 34... M. in

book... 2... 3... of

..... DEED

page... 3... 0

John H. Bartlett

ALBANY COUNTY CLERK

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

Do hereby sell to hold the premises herein granted unto the party of the second part, and assigns forever.

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.

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

In Presence of

Mildred Ross Swanson
MILDRED ROSS SWANSON

State of New York)
County of ALBANY) On this ^{13th} day of July
before me, the subscriber, personally appeared Nineteen Hundred and Seventy-one

MILDRED ROSS SWANSON

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

Donald E. Pitt
Notary Public

State of New York)
County of) On this day of
before me, the subscriber, personally appeared Nineteen Hundred and

ROBERT G. HITT
NOTARY PUBLIC, SEVERE OF NEW YORK
Residence in Albany, County
Albany, State of N. Y.
Com. Expires 12-31-1971

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

Notary Public

ALBANY COUNTY
REAL ESTATE TRANSFER TAX STATE OF NEW YORK
Dept. of Taxation JUL-1971
\$ 00.00
ALBANY COUNTY