

This Indenture,

made the 1st day of July 1971 BETWEEN ANDREW SHAHINIAN, residing at 615 East Drive, Oradell, New Jersey, 07649,

party of the first part and MAPLE MAJOR APARTMENTS, INC., a domestic corporation with its principal office at 1600 Pennsylvania Avenue, Guilderland, N. Y. 12203,

party of the second part.

WITNESSETH that the party of the first part in consideration of ~~ONE~~ Dollars (\$1.00) lawful money of the United States & other good & valuable consideration

paid by the party of the second part, does hereby grant and release unto the party of the second part its successors 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 point in the southerly line of Western Turnpike, where the same is intersected by the division line between 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 on the west and lands conveyed to Mildred Ross Swanson by deed dated July 12, 1967, recorded as aforesaid in Book 1911 of Deeds, Page 99 on the east, and runs thence from said point of beginning south $6^{\circ} 11' 26''$ E. along said easterly line of lands so conveyed to Smith a distance of 495.85 feet; thence along the southerly line of lands so conveyed to Smith the following three courses and distances, S. $60^{\circ} 30' 52''$ W. a distance of 136.91 feet, S. $57^{\circ} 40' 52''$ W. a distance of 256.74 feet, and S. $9^{\circ} 54' 08''$ E. a distance of 34.98 feet to an iron pipe in the northerly line of lands conveyed to Andrew Shahinian by deed dated November 22, 1968, recorded in Albany County Clerk's Office in Book 1960 of Deeds, Page 276; thence along the northerly line of said lands so conveyed to Andrew Shahinian N. $66^{\circ} 21' 22''$ E. a distance of 668.53 feet to the most northerly corner of said lands so conveyed to Shahinian; thence No. $36^{\circ} 01' 26''$ W. a distance of 17.69 feet; thence S. $66^{\circ} 55' 52''$ W. a distance of 114.20 feet; thence north $42^{\circ} 04' 08''$ W. a distance of 135.30 feet; thence N. $54^{\circ} 55' 52''$ E. a distance of 393.55 feet; thence N. $51^{\circ} 29' 43''$ E. a distance of 9.43 feet to a point in the southerly line of Western Turnpike; thence along said southerly line of Western Turnpike N. $70^{\circ} 30' 36''$ W. a distance of 485.0 feet; thence continuing along said southerly line of Western Turnpike N. $76^{\circ} 18' 20''$ W. a distance of 2.12 feet to the place of beginning.

BEING the same premises conveyed to the grantor by Mildred Ross Swanson by warranty deed of even date herewith and intended to be recorded in the Albany County Clerk's Office simultaneously herewith.

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SUBJECT to school taxes, if any, which may be due on and after July 1, 1971.

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 party of the second part, its successors and assigns forever, AND the party of the first part covenants and warrants as follows:

- FIRST: That the party 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: Subject to the Trust Fund Provision of Section 13 of the Lien Law.

IN WITNESS WHEREOF the party of the first part, has hereunto set his hand the day and year first above written of New York

In Presence of

County of Albany

On the 2 day of July, 1971

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 book...J.R.B.P...of
 ...R.E.D...
 page...355...and examined

State of New York
 County of Albany

On this 1st day of July, 1971 before me the subscriber personally appeared

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

Paul A. De...
 Notary Public, State of N. Y.

REAL ESTATE
 TRANSFER TAX
 STATE OF
 NEW YORK
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