

This Indenture

Made the 12th day of July Nineteen Hundred and Seventy-one

Between MILDRED ROSS SWANSON, residing in Guilderland, County of Albany, New York party of the first part, and ANDREW SHAHINIAN, residing at 675 East Drive, Oradell, New Jersey party 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 consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, and assigns forever, all that piece or parcel of land with the buildings thereon situate, lying and being in the Town of Guilderland, County of Albany and State of New York, being 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° 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° 30' 52" W. a distance of 136.91 feet, S. 57° 40' 52" W. a distance of 256.74 feet, and S. 9° 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 the 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° 23' 22" E. a distance of 668.53 feet to the most northerly corner of said lands so conveyed to Shahinian; thence N. 36° 01' 26" W. a distance of 17.69 feet; thence S. 66° 55' 52" W. a distance of 114.20 feet; thence north 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. 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° 30' 36" W. a distance of 485.0 feet; thence continuing along said southerly line of Western Turnpike N. 76° 18' 20" W. a distance of 2.12 feet to the place of beginning.

BEING a portion of the premises conveyed to grantor by Herman F. Zorn by Deed dated December 16, 1964 and recorded in the Albany County Clerk's Office on the same day in Book 1816 of Deeds at Page 283 as corrected by correction deed dated July 12, 1967 and recorded in the Albany County Clerk's Office on July 13, 1967 in Book 1911 of Deeds at Page 99.

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, his heirs and assigns forever.

And said party of the first part

covenant 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, That, in Compliance with Sec. 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 ^{1st} day of July Nineteen Hundred and seventy-one before me, the subscriber, personally appeared 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 S. Hart

DONALD S. HART
NOTARY PUBLIC, STATE OF NEW YORK
Reside in Albany County
Albany County Clerk's Office
City Hall Building Albany, N.Y.
Certificate expires March 12, 1975

Deed
UNIVERSITY MICRO FILMS COMPANY

MILDRED ROSS SWANSON

TO

ANDREW SHARITIAN

Dated, July 19 71

State of New York

County of ALBANY ss.

RECORDED ON THE
2 copy JULY 27 1971
at Albany, N.Y.
in Liber 2030 of Deeds
at Page 442 and returned

John L. ...

Extra 1-1-1971
Paul Deo O'Rourke
100 Street ST.
ALBANY, N.Y. 12207