

This Indenture,

September

Nineteen Hundred and Seventy-one

Made the

2nd

day of

Between MAPLE MANOR APARTMENTS, INC., a domestic corporation, having its principal office at 1600 Pennsylvania Avenue, Guilderland, New York,

NY-3 118...CC P39 50*****4.00

a corporation organized under the laws of the State of New York

party of the first part, and
REGENCY PARK ASSOCIATES, a Limited Partnership, organized under the laws of the State of New York, having its principal office at 1600 Pennsylvania, Guilderland, New York, party of the second part,

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

ONE and no/100 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, 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 northwesterly line of Voorheesville-State Farm Road at its intersection with the division line between the lands conveyed to Cornelius Rockenstyre and Gladys M. Rockenstyre, his wife, by deed recorded in Albany County Clerk's Office in Book 1490 of Deeds, page 250, on the northeast and the lands herein described on the southwest; and runs thence from said point of beginning along the northwesterly line of Voorheesville-State Farm Road the following three courses and distances: S. 49° 20' 29" W., 196.73 feet and S. 56° 39' 10" W., 200.03 feet and S. 67° 04' 09" W., 272.33 feet to a point; thence along the northeasterly line of lands conveyed to Normanvale Construction Corp. by deed recorded in Book 1511 of Deeds at page 195, N. 42° 14' 34" W. 1608.92 feet to a point; thence along the southeasterly and easterly line of lands conveyed to Ellen J. Smith by deed recorded in Book 705 of Deeds, page 191, the following five courses and distances: N. 45° 53' 35" E., 723.60 feet and N. 9° 54' 08" W., 34.98 feet and N. 57° 40' 52" E., 256.74 feet and N. 60° 30' 52" E., 136.91 feet and N. 6° 11' 26" W., a distance of 495.85 feet to a point in the southerly line of Western Turnpike; thence along said southerly line of Western Turnpike the following three courses and distances: S. 76° 18' 20" E., 2.12 feet and S. 70° 30' 36" E., 485.0 feet and S. 51° 29' 43" W., 9.43 feet to a point in the westerly line of lands conveyed to William T. Siver, Jr. and Josephine M. Siver by deed recorded in Book 805 of Deeds, page 123; thence along said lands so conveyed to Siver, S. 54° 55' 52" W. 393.55 feet; thence partially along lands so conveyed to Siver, S. 42° 4' 8" E. 135.30 feet; thence N. 66° 55' 52" E., 114.20 feet to a point; thence along the southwestwesterly line of lands conveyed to Sevil L. Robinson and Hellen M. Robinson, his wife, by deed recorded in Book 1041 of Deeds, page 487 the following two courses and distances: S. 36° 01' 26" E., 97.69 feet and S. 42° 37' 26" E. 395.00 feet to a point; thence along the northwesterly line of lands conveyed to John J. Rockenstyre and Margaret Rockenstyre, his wife, by deed recorded in Book 1490 of Deeds, page 247, and along the northwesterly line of lands conveyed to George J. Rockenstyre and Martha E. Rockenstyre, his wife, by deed recorded in Book 1490 of Deeds, page 253, and along the northwesterly line of lands conveyed to Cornelius Rockenstyre and Gladys M. Rockenstyre, his wife, as aforesaid, S. 71° 35' 12" W., 564.03 feet to a point, thence along the southwestwesterly line of lands conveyed to Cornelius Rockenstyre and Gladys M. Rockenstyre, as aforesaid, the following two courses and distances: S. 31° 46' 27" E., 847.97 feet and S. 38° 37' 43" E., 465.73 feet to the point and place of beginning.

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 first part, its successors and assigns forever.

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

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.

Consideration less than \$100.

In Witness Whereof, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this 3rd day of September Nineteen Hundred and Seventy-one

MAPLE MANOR APARTMENTS, INC.

By [Signature]

State of New York
County of Albany
Before me personally came

On this 3rd day of September Nineteen Hundred and Seventy-one

Gerald Goldie

to me personally known, who, being by me duly sworn, did depose and say that he resides in 198 West 110th Ave Albany, N.Y. that he is the Secretary of Maple Manor Apartments, Inc. the corporation described in, and which executed, the within Instrument; that he knows the seal of said corporation; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

[Signature]

Notary Public, State of New York

RECORDED

MAPLE MANOR APARTMENTS, INC.
TO
REGENCY PARK ASSOCIATES

Dated, Sept 3 1971

State of New York
County of Albany

RECORDED IN THE
3rd day of Sept. 1971
at Albany about 4 P.M.
Attest: J. J. J. J. J.
J. J. J. J. J.

RECORD AND RETURN TO:
O'CONNELL & ARONOWITZ, ESQS.
100 State Street
Albany, New York 12207