



**Albany County Clerk
Albany County Court House
16 Eagle Street Rm 128
Albany, NY 12207**

Return to:

CRANE GREENE AND PARENTE
90 STATE ST
ALBANY NY 12207

Instrument: Deed

Document Number: 8991448 **Book:** 2733 **Page:** 1127

Grantor LIA, WILLIAM

Grantee STATE EMPLOYEES FEDERAL CREDIT UNION,

Number of Pages: 3

Transfer Tax Receipt
Albany County Clerk Received:
Trans Tax # 5784
Trans Tax.....\$1550.00

Amount: \$390000.00

Filing Date/Time: 04/14/2003 at 9:51 AM

Receipt Number: 42473

Note:

THIS PAGE CONSTITUTES THE CLERK'S ENDORSMENT, REQUIRED BY SECTION 316A(5)&
319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH.

Thomas G. Clingan
Thomas G. Clingan, County Clerk

WARRANTY DEED

05764

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 3rd day of ~~February~~ ^{March}, 2003,

BETWEEN: WILLIAM LIA, AN INDIVIDUAL WITH AN ADDRESS AT 3900 STATE STREET, SCHENECTADY, NEW YORK 12304

LIBER 2733 PAGE 1127

party of the first part,

AND: STATE EMPLOYEES FEDERAL CREDIT UNION, A FEDERALLY CHARTERED CREDIT UNION WITH A BUSINESS ADDRESS AT 195 NEW KARNER ROAD, ALBANY, NEW YORK 12212

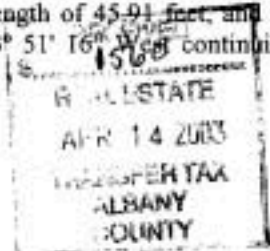
party of the second part,

WITNESSETH, that the party of the first part, in consideration of One (\$1.00) Dollar, and other good and valuable consideration, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that tract or parcel of land situate in the Town of Guilderland, County of Albany and State of New York more particularly shown on a certain Map of Surveys, Properties on Western Turnpike, to be conveyed to Goldmark Leasing Co., Town of Guilderland, County of Albany, State of New York, dated December 20, 1972, made by Paul E. Hite, L.S., filed in Albany County Clerk's Office on August 1, 1973, as Map 4923 in Drawer 167, and more particularly bounded as follows:

BEGINNING at a point in the southerly right-of-way line of Western Turnpike (US Route 20), said point of beginning being 163.12 feet easterly measured along said southerly line of Western Turnpike (US Route 20) from its point of intersection with the division line between lands on the west formerly conveyed to Ellen J. Smith by deed dated May 1, 1922, and recorded in the office of the Albany County Clerk in Book of Deeds 705 page 191 and lands on the east conveyed to Regency Park Associates by deed dated September 3, 1971, and recorded as aforesaid in Book of Deeds 2033 page 583; thence running from said point of beginning S 70° 30' 36" East along said southerly right-of-way line of Western Turnpike (US Route 20) 324.00 feet to a point; thence S 51° 29' 43" West continuing along said right-of-way line of Western Turnpike (US Route 20) 9.43 feet to a point; thence S 67° 30' 01" East continuing along said southerly right-of-way line of Western Turnpike (U.S. Route 20) 92.06 feet to a point; thence S 53° 40' 45" West along the northwesterly line of lands formerly of Guilderland Barker Center, Inc. and lands formerly of Maple Manor Apartments, Inc. 337.44 feet to a point; thence S 73° 49' 21" West continuing along lands formerly of Maple Manor Apartments, Inc. 104.94 feet to a point; thence N 42° 04' 08" West along lands of Regency Park Associates 51.48 feet to a point; thence S 85° 15' 00" West along lands of Regency Park Associates 4.05 feet to a point in the easterly line of Devonshire Drive; thence in a general northerly direction along said easterly line of Devonshire Drive with a curve to the left having a radius of 293.50 feet a central angle of 08° 57' 42", an arc length of 45.91 feet, and whose chord bears N 09° 22' 25" West 45.86 feet to a point; thence N 13° 51' 16" West continuing along the

Albany County Clerk
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easterly line of Devonshire Drive with a line tangent to the last mentioned curve 41.03 feet to a point; thence in a general northerly direction continuing along the easterly line of Devonshire Drive with a curve to the right tangent to the last mentioned line having a radius of 219.01 feet, a central angle of 18° 06' 56", an arc length of 69.24 feet and whose chord bears N 04° 47' 48" West 68.96 feet to a point; thence continuing in a general northerly direction along the easterly line of Devonshire Drive with a curve to the right tangent to the last mentioned curve having a radius of 400.00 feet, a central angle of 15° 13' 44", an arc length of 106.32 feet and whose chord bears N 11° 52' 32" East 106.00 feet to a point; thence N 19° 29' 24" East continuing along the easterly line of Devonshire Drive with a line tangent to the last mentioned curve 87.93 feet to the point of beginning.

Excepting therefrom that portion of the premises conveyed to 20 Mall at Guilderland LLC by William Lia by deed dated June 29, 2001, and recorded on July 5, 2001, in Liber 2684 cp. 1153, lying easterly of the easterly line of Mall Drive.

SUBJECT to easements, covenants, restrictions and exceptions of record.

BEING the same premises conveyed to the party of the first part by David M. Ellenbogen a/k/a/ David Ellenbogen by deed dated May 30, 1996 and recorded in the Albany County Clerk's Office on June 18, 1996 in Liber 2558 of Deeds at Page 401.

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, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 costs 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.

AND the party of the first part covenants as follows:

FIRST. That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND. That the party of the second part shall quietly enjoy the said premises;

THIRD. That the said premises are free from encumbrances, except as aforesaid;

FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH. That said party of the first part will forever warrant the title to said premises.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.


William Lia

STATE OF NEW YORK)

)ss.:

COUNTY OF ALBANY)

March

On the 3rd day of ~~February~~ in the year 2003 before me, the undersigned, a Notary Public in and for said State, personally appeared William Lia, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public, State of New York

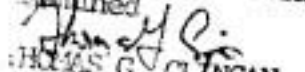
CHARLES B. ROSENSTEIN
Notary Public, State of New York
Qualified in Albany Co. No. 4962226
Commission Expires Feb. 12, 2006

RECORD AND RETURN

PATRICK K. GREENE, ESQ.
CRANE, GREENE & PARENTE
90 STATE STREET
ALBANY, NEW YORK 12207

COUNTY OF ALBANY)

recorded in DEEDS
as Shown Hereon and
examined


THOMAS G. CLINGAN
ALBANY COUNTY CLERK