

Book 705

State of New York, County of Schenectady, City of Schenectady. ss: On this 27th day of March, in the year One thousand nine hundred twenty two, before me the subscriber personally appeared Charles T. Quackenbush and Mary A. Quackenbush, his wife and Charles P. Reynolds and Lena G. Reynolds, his wife, to me personally known to be the same persons described in and who executed the foregoing instrument and they duly acknowledged to me that they executed the same

Stephen A. Wolongiewicz, Notary Public, Schenectady County.  
Certificate filed in Albany County

Rec. Mar. 29, 1922., 9.00 A. M.

*Lewman*

Clerk

THIS INDENTURE, made the first day of May, in the year Nineteen hundred twenty two

BETWEEN Charles E. Hine and Mabel Hine, his wife, of the Town of Guilderland, County of Albany and State of New York, parties of the first part and Ellen J. Smith, of the same place, party of the second part

WITNESSETH that said parties of the first part in consideration of one dollar and other valuable considerations (\$1) lawful money of the United States paid by the party of the second part do hereby grant and release unto said party of the second part her heirs and assigns forever

ALL that certain lot piece or parcel of land, situate lying and being in the Town of Guilderland, aforesaid and bounded and described as follows, viz: Beginning at the north-east corner which corner is on the south side of the Western Turnpike on line of property owned by James H. Crumme and runs thence south fifteen degrees west six chains forty links thence south fifty four degrees east two chains seventy one links to a stone thence south forty one degrees fifty five minutes west twelve chains ninety one links to a stake corner Batterman's line thence south forty nine degrees east five chains thirty two links thence north forty two degrees east ten chains ninety links thence north forty two degrees east ten chains ninety links thence west fourteen degrees thirty minutes west fifty three links to an oak stump thence along the west side of the creek to stone in board fence thence north nine degrees thirty minutes west seven chains sixty four links to the Western Turnpike and thence north seventy four degrees west six chains seventy two links to the place of beginning, containing thirteen acres be the same more or less and being the same premises conveyed to Anna L. Hine by John A. Kelderhouse and Catharine Kelderhouse, his wife by deed dated September 10, 1907 and recorded in Albany County Clerk's Office September 10, 1907 in Book No. 567 of Deeds page 77. Excepting from the above described premises so much thereof as was conveyed by Anna L. Hine to the United Traction Company by deed dated February 2, 1912 and recorded in Albany County Clerk's Office July 24, 1912 in Book No. 603 page 233 and subject to an agreement made by said Anna L. Hine with the Department of Highways of the State of New York, dated October 3, 1911 and recorded in Albany County Clerk's Office December 22, 1911 in Book No. 603 of Deeds page 96. Subject to a mortgage given by Charles E. Hine and Mabel Hine, his wife to Mianie C. Belknap for \$1000. dated February 16, 1920 and recorded in Albany County Clerk's Office February 20, 1920 in Book No. 636 of Mortgages page 203

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises. TO HAVE AND TO HOLD the above granted premises unto said party of the second part her heirs and assigns forever. AND the said Charles E. Hine and Mabel Hine, parties of the first part do covenant with said party of the second part as follows: FIRST:- That the party of the second part shall quietly enjoy said premises. SECOND:- That the said Charles E. Hine and Mabel Hine, parties of the first part will forever warrant the title to said premises

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands and seals the day and year first above written

Charles E. Hine      L.S.  
Mabel Hine          L.S.