

THIS INVENTURE made the thirty first day of March nineteen hundred and twenty seven BETWEEN Alexander Mc Kown, residing in the City of Albany County of Albany and State of New York, and Tye E. Mc Kown, residing in the town of Guilderland, County of Albany and State of New York as Administrators with the will annexed of the goods, Chattels and credits of William Mc Kown late of the town of Guilderland county of Albany and State of New York, deceased parties of the first part, and Caroline M. Knowles and Margaret A. Knowles both residing in the town of Guilderland County of Albany and State of New York as joint tenants, with the right of survivorship to either, parties of the second part,

WITNESSETH

WHEREAS William Mc Kown, the above named decedent, during his lifetime and on the 1st day of May 1924, entered into a contract in writing with William J. Knowles of the town of Guilderland Albany County, New York for the purchase by said William J. Knowles of certain real property owned by said William Mc Kown and hereinafter described; and

WHEREAS the said William J. Knowles thereafter and on the 26th day of March 1927 duly assigned all his right, title and interest in and to said contract to said Caroline M. Knowles and Margaret A. Knowles, parties of the second part; and

WHEREAS the said William Mc Kown died on the 8th day of November, 1924 before the said contract of May 1st, 1924 had been performed seized of the premises therein described; and

WHEREAS the parties of the first part on the 23rd day of December 1924 were duly granted letters of administrators with the will annexed of the goods chattels and credits of said William Mc Kown and duly qualified as such administrators on said date and are still acting as such; and

WHEREAS the parties of the second part have tendered to parties of the first part the consideration specified in said contract of May 1st, 1924 as the balance of the purchase price of said real property and have demanded a deed of said premises; and

WHEREAS the parties of the first part have duly petitioned the Surrogate's Court of the County of Albany for a decree directing them to make and deliver to parties of the second part a deed of said premises; and

WHEREAS the parties of the first part by a decree of the said Surrogate's court duly made and entered on the 26th day of March 1927 have been duly directed to make and deliver such deed to parties of the second part,

NOW THIS INVENTURE WITNESSETH that in pursuance of the said decree of said court and in consideration of the premises and of the sum of three thousand dollars (\$3000.) and other good and valuable considerations paid by the parties of the second part, the parties of the first part do hereby grant and release unto the parties of the second part their heirs and assigns forever;

All that certain farm or parcel of land, sometimes referred to and known as the Ross Farm, situate, lying and being in Mc Kownsville, in the town of Guilderland, County of Albany and State of New York bounded and described as follows, to wit:

Beginning at a white Pine Sapling in the line of lands formerly owned by William Mc Kown grandfather of said deceased and runs thence along Betty's line south forty eight (48) degrees forty five (45) minutes east thirty two (32) chains and forty (40) links; then south eight (8) degrees east twelve (12) chains and twenty (20) links to a post; then south fifty four (54) degrees west twenty one (21) chains; then north seven ty (70) degrees west forty three (43) chains and sixteen (16) links then north forty five (45) degrees thirty (30) minutes east forty four (44) chains and five (5) links to the place of beginning; containing one hundred and forty three (143) acres and one quarter (1/4) of land.

Being the same premises conveyed by Alexander Boss and Hannah, his wife to John Mc Kown by warranty deed dated January 17, 1864, and recorded the same day in Albany County Clerk's office in Book 2807 Deeds page 58; and the same premises first described in the warranty deed of John Mc Kown and Catharine, his wife to James F. Mc Kown dated April 25, 1890 and recorded in Albany County Clerk's office January 7, 1891 in Book 186 of Deeds page 179.

Also all that other plot of ground adjoining on the west the above described premises containing about three acres of land and being more particularly described as follows:

On the north by Guilderland Town Road, No 42; on the east by the above described Ross Farm, on the south by the Charles Reinemann Farm (formerly the Albert Ziehn Farm) and on the west by the Neu Farm (now said to be owned by Jerome Reinemann); being a

part of an original plot of eight (8) acres from which two (2) acres were heretofore sold to one Ziehn, and three (3) acres to one Schwartz; the said plot of eight (8) acres being described in the warranty deed of William L. Mc Kown and wife to James P. Mc Kown dated April 24, 1868, and recorded in Albany County Clerk's office February 18, 1870 in Book 200 of deeds page 385.

This conveyance is made subject to a certain lease, or a renewal thereof or a part of said premises more particularly described in said lease dated November 20, 1922 and made by deceased as lessor with John Ceresa and Paul Venturo as lessees, said lease being for a term of three (3) years commencing April 1st, 1923, with the privilege to renew for two years from April 1st 1925.

* Parties of the first part expressly reserve the right to enter upon the three (3) acre parcel hereinafter described and to cut and remove therefrom any trees or wood thereon.

Parties agree that the following provisions shall be construed as covenants running with the land, to wit:

In the event that grantees desire to run a street north and south through the said premises the grantors will allow said grantees at their expense to cut a sixty (60) foot street (this width to include space for sidewalk) through the land owned by grantors adjoining said premises on the north and known as the twelve acre lot, being the second parcel of land described in a certain deed from John Mc Kown to James P. Mc Kown, recorded in Albany County Clerk's office in Book 169 of Deeds page 179, but grantors shall have the right to decide where said street, which will run approximately at right angles to Western Turnpike with which it will connect, shall be cut, said grantors reserving the right to have the said street run so that said premises on the north of the premises hereby conveyed shall be divided to best advantage.

If within five (5) years after May 1, 1924 the consent of the town Authorities of the Town of Guilderland, Albany County New York is obtained for the widening of the Guilderland Town Road Number 42, which said road is used as an entrance to premises above described and which said road connects the Western Turnpike with Mc Kownville School House Road, then grantors agree to convey or make any instrument necessary to convey, thirteen and one half feet (13 1/2) of the land owned by them between the Western Turnpike and Betty's line (That is along the twelve acre lot hereinafter referred to) and bounded by said Town Road.

Together with the appurtenances and also the estate which the said decedent had at the time of his decease, in said premises and also the estate therein which the parties of the first part have or have power to convey.

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs and assigns forever as joint tenants with the right of survivorship to either.

And the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever.

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

In presence of Frederick E. Harris

Alexander Mc Kown, L.S.
As administrator with the will annexed of the Goods, Chattels, and credits of William Mc Kown, deceased.

Eva P. Mc Kown, L.S.
As Administrator with the will annexed of the Goods, Chattels and credits of William Mc Kown, deceased.

Witness my hand and seal this 1st day of March 1927 at Albany, New York.

State of New York, County of Albany: ss

On this 1st day of March 1927 before me the subscriber personally appeared Alexander Mc Kown and Eva P. Mc Kown to me known and known to me to be the same persons described in and who executed the within instrument and they severally acknowledged to me that they executed the same.

Frederick E. Harris, Notary Public, Albany Co

Rec. March 1st, 1927 at 4:15 P.M.

Clerk