

N.Y.S.  
TAX

# This Indenture

Made the 12th day of April Nineteen Hundred and Ninety-Four Between

Olga H. Briggs, residing at Crestwood Nursing Home, 101 Whippany Road, Whippany, New Jersey 07981

party of the first part, and

Brian G. Chamberlain and Lora F. Plant, residing at 154 Brevator Street Albany, New York 12206 and 70 Bath Street Apt. 14, Ballston Spa, New York 12020, respectively, <sup>joint tenants with right of survivorship</sup> parties 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 parties of the second part, do hereby grant and release unto the parties of the second part, their heirs, successors and assigns forever, all

**ALL THAT TRACT OR PARCEL OF LAND** with the buildings and improvements thereon, situate in the Town of Guilderland, County of Albany and State of New York known and designated as Lots Numbers 310, 311, 312 and 313 on a certain plan of lots entitled "Country Club Highlands" situate in the Town of Guilderland, County of Albany, State of New York, surveyed for Arthur F. Pitkin and Benjamin F. Witbeck by Leslie Allen, Surveyor, and filed November 21, 1928 in the office of the County Clerk of Albany County in the State of New York as Second Revised Map of "Country Club Highlands"; bounded and described as follows:

**BEGINNING** at point in the westerly line of Elmwood Street four hundred twenty-five (425) feet northerly of the point of intersection of said westerly line of Elmwood Street with the northerly line of Western Avenue, and running westerly one hundred fifty (150) feet at an angle of ninety (90) degrees with said westerly line of Elmwood Street; thence northerly eighty (80) feet parallel with said westerly line of Elmwood Street; thence easterly one hundred fifty (150) feet at an angle of ninety (90) degrees with said westerly line of Elmwood Street; thence southerly eighty (80) feet along said westerly line of Elmwood Street to the point of beginning. Said lots in the aggregate represents a rectangular area Eighty (80) feet by one hundred fifty (150) feet or twelve thousand (12,000) square feet.

**BEING** the same premises conveyed by Henry Edmund Hewig to Roger H. Briggs and Olga H. Briggs, husband and wife, by Warranty Deed dated January 16, 1950 and recorded in the Albany County Clerk's Office on January 16, 1950 in Liber 1198 of Deeds at Page 331.

The said Roger H. Briggs died a resident of Albany County on May 22, 1991 and leaving said Olga H. Briggs as surviving tenant by the entirety.

OFFICE OF  
ALBANY COUNTY CLERK  
ALBANY, N.Y.  
MAY 16 9 59 AM '94

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 part 1st of the second part, their heirs, successors and assigns forever.

And said party of the first part

First, That the part 1st 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

Olga H. Briggs

State of ~~New York~~ New Jersey  
County of Morris

On this 12<sup>th</sup> day of April  
Nineteen Hundred and Sixty-four

before me, the subscriber, personally appeared

Olga H. Briggs

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.

Marilyn Kline

Notary Public

MARLYN RUSCH

NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Aug. 12, 1968

Tax Map No. \_\_\_\_\_

Tax Billing Address \_\_\_\_\_

State of New York )  
COUNTY OF ALBANY )

Recorded in DEEDS  
at Sherburne and  
Examined  
Thomas G. Clewley  
THOMAS G. CLEWLEY  
ALBANY COUNTY CLERK

COUNTY OF \_\_\_\_\_ SS.

RECORDED ON THE

day of \_\_\_\_\_ A.D. 19 \_\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
in LIBER \_\_\_\_\_ of DEEDS  
at PAGE \_\_\_\_\_ and examined

RECORD AND RETURN

**Deed**

WARRANTY WITH LIEN COVENANT

Olga H. Briggs

TO

Brian G. Chamberlain and  
Lore F. Plant

Done, April 12

19 64

State of New York