

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Guilderland, County of Albany, State of New York, known and designated as lots numbers 314, 315, 316 and the southerly portion of 317 on a certain plan of lots entitled "Country Club Highlands" situated in the Town of Guilderland, County of Albany, State of New York, surveyed by 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 a point in the westerly line of Elmwood Street five hundred and five (505) 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 and fifty (150) feet at an angle of 90 degrees with said westerly line of Elmwood Street to the point of beginning. Said lots in the aggregate represent a rectangular area of seventy (70) feet by one hundred and fifty (150) feet or ten thousand five hundred (10,500) square feet.

Said premises are known as No. 12 Elmwood Street, McKownville, Albany, New York.

This deed also conveys all that other tract and parcel of land, situate, lying and being in the Town of Guilderland, County of Albany, State of New York, known and designated as lots numbered 353, 354, 355, and the southerly ten (10) feet of lot 356 as shown on a certain plan of lots entitled "Country Club Highlands" surveyed for Arthur F. Pitkin and Benjamin F. Witbeck by Leslie Allen, Surveyor and filed December 31, 1912, in the office of the County Clerk of Albany County, New York, as Revised Map of "Country Club Highlands" bounded and described as follows:

BEGINNING at a point at the easterly line of Fuller Road at the junction of the northwest corner of lot number 352 and southwest corner of lot number 353; thence easterly along the northerly line of lot 352 a distance of fifty-one (51) feet nine (9) inches; thence northerly and at right angle a distance of seventy (70) feet; thence westerly and along a line parallel to the said northerly line of lot number 352 a distance of seventy-one (71) feet nine (9) inches to the point of beginning.

EXCEPTING therefrom, however, all that parcel of land designated as Parcel No. 8. on map No. 2 prepared by New York State Department of Public Works re the improvement of a highway known as "Fuller Road-County Road F.A.S.S. No. 156" bounded and described as follows:

BEGINNING at a point on the southeasterly boundary of the existing Fuller Road Highway, At the intersection of the said boundary with the division line between the property of Roger H. and Olga H. Briggs (reputed owners) on the south and the property of McKown Farm Realty Corporation (reputed owner) on the north, said point being 36½ feet distant southeasterly measured at right angles from Station 10± 39+ of the hereinafter described survey baseline for the construction of the Fuller Road F.A.S.S. No. 156; thence easterly along said division line 12½ feet to a point 48 feet distant southeasterly measured at right angles from Station 10± 41± of the said base line; thence north 33° - 33' east 71½ feet to a point on the division line between the property of McKown Farm Realty Corporation (Reputed owner) on the south and the property of Vincent J. Powers (Reputed owner) on the north, the last mentioned point being 48 feet distant southeasterly measured at right angles from Station 11± 12± of the said base line thence westerly along said division line 11½ feet to its intersection with the southeasterly boundary of said existing highway, the last mentioned point being 37½ feet distant southeasterly boundary of said existing highway 71½ feet to the point of beginning, being 0.019 acres more or less.

The above mentioned survey base line is a portion of the 1959 survey base line for the Fuller Road and is described as follows: Beginning at Station 5+00, thence north 33°-33' east 800 feet to Station 13+00. All bearings referred to True North.

Being the same premises conveyed to Richard Killian and Carol A. Killian by Deed dated June 5, 1979 and recorded in the Albany County Clerk's Office on June 7, 1979 in Book 2170 of Deeds, at Page 167.