

This Indenture

(REV. 1856 PAGE 229)

December *Made the* 21st *day of*
Nineteen Hundred and Sixty-five
 Between FLORENCE M. DONAHUE, residing at 12 Elmwood Street,
 McKownville, Town of Guilderland, County of Albany and State of New
 York, Individually and as Devisee of and under the Last Will and
 Testament of Kathryn T. Martin, late of the City and County of Albany,
 New York, deceased,

part y of the first part, and

FLORENCE M. DONAHUE, residing at 12 Elmwood Street,
 McKownville, Town of Guilderland, County of Albany and State of
 New York,

party of the second part,
 Witnesseth that the *part y of the first part, in consideration of*
 ONE-----*Dollar (\$1.00---*)
lawful money of the United States,
 paid by the *part y of the second part, do es hereby grant and release unto the*
part y of the second part, her heirs and assigns forever, all

that tract and parcel of land situate in the Town of Guilderland,
 County of Albany, State of New York, known and designated as lots
 number 314, 315, 316 and the southerly portion of 317 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 P. 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
 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 150 feet at an angle of 90 degrees with said westerly
 line of Elmwood Street; thence northerly 70 feet parallel with said
 westerly line of Elmwood Street; thence easterly 150 feet at an
 angle of 90 degrees with said westerly line of Elmwood Street; thence
 southerly 70 feet along said westerly line of Elmwood Street to the
 point of beginning. Said lots in the aggregate represent a rectangular
 area of 70 feet by 150 feet or 10,500 sq. ft. The said premises are
 sold, subject to the following restrictions: No building to be
 erected, other than a one family dwelling house and appurtenances
 and not less than 35 feet from said westerly line of Elmwood Street
 except a porch or stoop and at a cost of not less than \$10,000.
 No intoxicating liquors to be sold and no business or manufacturing
 carried on on said premises. Said covenants as to restrictions are
 to be continuous and running with the land.

Being the same premises conveyed by Caroline L. Witbeck of the
 Town of Guilderland, County of Albany, State of New York, by Warranty
 Deed dated the first day of October, 1929, to Kathryn T. Martin and
 Rose G. Danahy as joint tenants and not tenants in common, which
 said Deed was recorded in the Albany County Clerk's Office on October
 3rd, 1929 in Liber 805 of Deeds at Page 454.

This Deed is executed and recorded for the purpose of clarifying
 title to the said property.

Said Rose G. Danahy died a resident of Albany County, New York
 on or about November 13, 1931.

Said Kathryn T. Martin died a resident of McKownville, Town of
 Guilderland, County of Albany and State of New York, on June 26,
 1951 leaving a Last Will and Testament which was probated in the
 Surrogate's Court of the County of Albany, New York, on November 5th,
 1951 by the terms of which the said above described property was
 devised to Florence M. Golden, now Florence M. Donahue who resides
 at No. 12 Elmwood Street, McKownville, Town of Guilderland, County of
 Albany, State of New York.

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, her heirs and assigns forever.

And said party of the first part covenant as follows:

First, That the party 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

Florence M. Donahue
Florence M. Donahue

State of New York
County of ALBANY

On this 21st day of December
Nineteen Hundred and Sixty-five
before me, the subscriber, personally appeared FLORENCE M. DONAHUE

to me personally known and known to me to be the same person described in and who executed the within instrument; and she duly acknowledged to me that she executed the same.

Kathleen E. Monfieni

Notary Public, State of New York

KATHLEEN E. MONFIENI
Notary Public - State of New York
Residing in Albany County

My commission expires March 18, 1966

OFFICE OF
ALBANY COUNTY CLERK
185 W. 4th St.
ALBANY, N. Y. 12202

deed
WARRANTY WITH LIFE INSURANCE

FLORENCE M. DONAHUE, Individually and as Devises of and under the Last Will and Testament of Kathryn T. Martin, late of the City and County of Albany, N.Y. Deceased.

FLORENCE M. DONAHUE

Dated, December 21st, 1965

STATE OF NEW YORK

County of Albany

RECORDED ON THE
22 day of Dec. 1965
at 11:15 AM
in LIBER 1816 of DEEDS
at PAGE 229 unexamined

John J. Bartlett Jr.

Albany County Clk.

PLEASE RETURN TO:
SCHEIBERLING, FOGAN & MANN
ATTORNEYS
91 State Street
Albany, New York 12207