

This Indenture,

Made the 31st day of May
Nineteen Hundred and Sixty-Eight

Between

MARTIN LEVEY and MARY LEVEY, his wife, residing at 619 Providence Street, in the City of Albany, County of Albany and ~~State of New York~~ New York,

State of New York
County of ALBANY

Recorded on the 4th day
of June A. D. 1968 at
1:15 P. M. o'clock A. M. in Liber
1942 of DEEDS at page 55
and examined.

John L. Barrett, Clerk

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parties of the first part, and
FACULTY-STUDENT ASSOCIATION OF STATE UNIVERSITY OF NEW YORK AT
ALBANY, INC., 1400 Washington Avenue, Albany, New York,

Witnesseth that the parties of the first part, in consideration of
part 7 of the second part... \$5.50
TWENTY-FIVE THOUSAND TWO HUNDRED----- Dollar \$ (25,200.00

lawful money of the United States,
paid by the party of the second part, do hereby grant and release unto the
part 7 of the second part, 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 numbers 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 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; thence northerly seventy (70) feet parallel with said westerly line of Elmwood Street; thence easterly one hundred and fifty (150) feet at an angle of 90 degrees with said westerly line of Elmwood Street; thence southerly seventy (70) feet along 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:

Being the same premises described in an executor's deed dated April 15, 1959 given by Daniel F. Golden as Executor of the Estate of Florence M. Donahue, Deceased, to the parties of the first part which said deed was recorded in the Albany County Clerk's office on April 17, 1958 in Book 1937 of Deeds at page 389.

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 a 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 thirty-eight (38) feet two (2) inches to the easterly line of Fuller Road; thence southerly along the easterly line of Fuller Road 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. 9 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 E. 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 36± 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 12± 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 71± 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 11± feet to its intersection with the southeasterly boundary of said existing highway, the last mentioned point being 37± feet distant southeasterly measured at right angles from Station 11± 10± of the said base line; thence south-westerly along the last mentioned southeasterly boundary of said existing highway 71± 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 bearing referred to True North.

Being the same premises described in a warranty deed dated April 17, 1968 given by Emma W. Van Loan et al to the parties of the first part which said deed was recorded in the Albany County Clerk's office on April 17, 1968 in Book 1937 of Deeds at page 363.

Subject to all applicable covenants, conditions, restrictions and easements of record and to any state of facts disclosed by an accurate survey.

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ALBANY COUNTY CLERK
ALBANY, N. Y.
JUN 4 10 56 AM '68

This conveyance is made and accepted subject to an indebtedness secured by a mortgage upon said premises held by Albany Savings Bank, Albany, New York,

which mortgage was recorded in Albany County Clerk's office, on the 17th day of April 1968, in Book 1930 of Mortgages at page 261, on which there is an unpaid principal of Sixteen Thousand, Four Hundred and Fifty Dollars, (\$ 16,450.00), with interest from May 31, 1968, at the rate of six per cent per annum, which said mortgage debt the party of the second part hereby assumes and agrees to pay, as part of the purchase price of the above described premises, and the party of the second part hereby executes and acknowledges this Instrument for the purpose of complying with the provisions of the General Obligations Law, Section 5-705.

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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 premises herein granted unto the party of the second part, and assigns forever.

And said parties of the first part covenant as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second, That said parties 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 parties of the first part have hereunto set hand and seal the day and year first above written.

In Presence of

Martin Levy
Mary Levy

FACULTY-STUDENT ASSOCIATION OF STATE UNIVERSITY OF NEW YORK AT ALBANY, INC

BY Frank R. Collins
President

State of New York
County of ALBANY

On this 31st day of May
Nineteen Hundred and Sixty-Eight

before me, the subscriber, personally appeared

MARTIN LEVY and MARY LEVY

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they each duly acknowledged to me that they executed the same.

Chandler Stein
Notary Public.

STATE OF NEW YORK } SS
COUNTY OF ALBANY

On this 31st day of May 1968 before me personally came EVAN R. COLLINS to me known, who by me being duly sworn did say that he resides in Loudonville, New York, that he is the President of the above named corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Chandler Stein
NOTARY PUBLIC