

This Indenture,

LIBER 2125 PAGE 535

April, Nineteen Hundred and Seventy-two 27th day of

Between EMMA W. VAN LOAN, residing at 12 Chestnut Hill, North, Loudonville, New York; MARY E. CHARLIN, residing at 40 Upper Loudon Road, Loudonville, New York; RUTH W. SARGENT, residing at 544 Roper Street, Prescott, Arizona, and LOUISE W. PERKY, residing at 6923 West 30 First Place, Mission, Kansas,

parties of the first part, and JOHN F. HOFFMAN, residing at 12 Elmwood Street, McKownville,

RECORDED
4 12 PM '72
JAN. 17, 1972

Witnesseth that the parties of the first part, in consideration of the sum of One and 00/100 Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby remise, release and quitclaim unto the party of the second part, his heirs and assigns forever, all

That 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 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 152 and southwest corner of lot number 353; thence easterly along the northerly line of lot 352 a distance of 51 feet 9 inches; thence northerly and at a right angle a distance of 70 feet; thence westerly and along a line parallel to the said northerly line of lot number 352 a distance of 38 feet 2 inches to the easterly line of Fuller Road; thence southerly along the easterly line of Fuller Road a distance of 71 feet 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 E. and Olga E. Briggs (reputed owners) on the south and the property of McKown Farm Realty Corporation (reputed owners) on the north, said point being 36 plus or minus feet distant southeasterly measured at right angles from Station 10 plus 39 plus or minus 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 plus or minus feet to a point 48 feet distant southeasterly measured at right angles from Station 10 plus 41 plus or minus of the said base line; thence north 33 deg. 33' E. 71 plus or minus 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 plus 12 plus or minus of the said base line; thence westerly along said division line 11 plus or minus feet to its intersection with the southeasterly boundary of said existing highway, the last mentioned point being 37 plus or minus feet distant southeasterly measured at right angles from Station 11 plus 10 plus or minus of the said base line; thence southwesterly along the last mentioned southeasterly boundary of said existing highway, 71 plus or minus 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 plus 00, thence north 33 deg. 33' E. 800 feet to Station 13 plus 00. All bearings referred to True North. This instrument is given to correct any possible discrepancy in the execution of a certain deed from the parties of the first part herein to Martin Levey and Mary Levey, his wife, dated April 17, 1924, and recorded in the Albany County Clerk's Office on the same date in Book 1937 of Deeds at Page 363.

Together with the appurtenances and all the estate and rights of the part of the first part in and to said premises.

To have and to hold the premises herein granted unto the part y of the second part, his heirs and assigns forever.

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In Witness Whereof, the parties of the first part have hereunto set their hands and seal on the day and year first above written.

In Presence of

The Consideration for this Conveyance is less than the sum of \$100.00.

Swiss K. Perry by Joseph K. Hoffmann
Ruth W. Snowden by Thomas J. Perry
Louise W. Perry
Mary W. Chaplin

State of New York } ss. On this 27th day of April,
County of Albany } Nineteen Hundred and Seventy-two
before me, the subscriber, personally appeared

EDGA W. VAN LOAN

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.

Joseph K. Hoffmann
Notary Public in and for the State of New York
No. 123456789
Albany, N.Y. 12207

State of New York } ss. On this 27th day of April,
County of Albany } Nineteen Hundred and Seventy-two
before me, the subscriber, personally appears?

MARY W. CHAPLIN

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.

Joseph K. Hoffmann
Notary Public in and for the State of New York
No. 123456789
Albany, N.Y. 12207

3373

RECEIVED
20
REAL ESTATE
JAN 6 - 1977
ALBANY COUNTY

Deed

QUIT CLAIM

EDGA W. VAN LOAN
MARY W. CHAPLIN
RUTH W. SNOWDEN
LOUISE W. PERRY

TO

JOSEPH F. HOFFMANN

Dated: April 27, 1972.

State of New York
County of ALBANY ss.

RECORDED
ON THE 6th

1st day of JAN. 1972

at 4:20 o'clock P.M.

in LIVER 21, 25 of DEEDS

at PAGE 535 of said instrument.

Joseph K. Hoffmann

Shaw and Co.
Accountants, Albany, Tracy & Knapp
75 State St.
Albany, N.Y. 12207