

This Indenture,

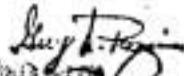
Made the 15th day of JULY
Nineteen Hundred and EIGHTY

Between

ALAN W. FRANKLE and PATRICIA M. FRANKLE,
both residing at 8 Elmwood Street, Albany, New
York, 12203

State of New York
County of Albany

Recorded on the 23 day
of July A.D. 198⁰ at
3:45 P.M. o'clock P.M. in Liber
2-970 of DEEDS of page 24
and examined.



Clerk

parties of the first part, and

STANTON A. WARREN and JUDITH A. WARREN, husband and
wife, as tenants by the entirety, residing at 51 Highlands Rd.,

Albion, NY 12203

parties of the second part,

Witnesseth that the party less of the first part, in consideration of

ONE and 00/100 Dollars (\$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 and assigns forever, all

that tract or parcel of land situated in the Town of Guilderland,
County of Albany and State of New York, known and designated as lot
Numbers Three hundred seven (307) Three hundred eight (308) and Three
hundred nine (309) on a certain plan of lots entitled "Country Club
Highlands" situate in the Town of Guilderland, County of Albany and
State of New York, surveyed for Arthur F. Pitkin and Benjamin F.
Witbeck, by Leslie Allen, Surveyor, filed November 21, 1928 in the
office of the County Clerk of Albany County, State of New York, as
revised map of Elmwood Street, bounded and described as follows:

BEGINNING at a point in the westerly line of Elmwood Street
distant three hundred sixty-five (365) feet northerly from the point
of intersection of said westerly line of Elmwood Street with the
northerly line of Western Avenue, and running thence westerly, along
a line at an angle of ninety (90) degrees with said westerly line of
Elmwood Street, the distance of One hundred fifty (150) feet; thence
northerly, parallel with said westerly line of Elmwood Street, the
distance of Sixty (60) feet; thence easterly, along a line at an angle
of ninety (90) degrees with said westerly line of Elmwood Street, the
distance of One hundred fifty (150) feet, and thence southerly, along
said westerly line of Elmwood Street, the distance of Sixty (60) feet
to the point of beginning. Said lots in the aggregate comprising a
rectangular area of sixty (60) feet by one hundred fifty (150) feet
or nine thousand (9,000) square feet.

ALSO, all that tract or parcel of land situate in the Town of
Guilderland, County of Albany and State of New York, known and design-
ated as Lots Numbers Three hundred forty-six (346), Three hundred forty-
seven (347) and Three hundred forty-eight (348) on a certain plan of
lots entitled "Country Club Highlands" in said Town of Guilderland,
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, State of New York, as revised "Map of Elmwood Street"
bounded and described as follows

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BEGINNING at a point in the easterly line of Fuller Road, Three hundred sixty-five (365) feet northerly from the northerly line of Western Avenue and running easterly Seventy-nine (79) feet along a line at an angle of ninety (90) degrees with the westerly line of Elmwood Street; thence northerly sixty (60) feet along a line parallel with said westerly line of Elmwood Street; thence westerly Sixty-seven (67) feet four (4) inches along a line at an angle of ninety (90) degrees with said westerly line of Elmwood Street to the said easterly line of Fuller Road; thence southerly Sixty-one (61) feet, one and three-eighths (1-3/8) inches along said easterly line of Fuller Road to the point of beginning.

EXCEPTING and reserving therefrom all that piece or parcel of land conveyed to Albany County for Highway purposes by deed recorded in the Albany County Clerk's Office on March 6, 1961 in Book of Deeds 1676 at page 531.

This conveyance is made subject to all restrictions, conditions and easements of record.

BEING the same premises conveyed to the parties of the first part by Robert B. Pettengill and Janet B. Pettengill by deed dated September 12, 1973 and recorded September 14, 1973 in the Albany County Clerk's office in Liber 2070 of Deeds at Page 981.

This conveyance is made and accepted subject to an indebtedness secured by a mortgage upon said premises held by CITY AND COUNTY SAVINGS BANK which mortgage was recorded in the County Clerk's office, on the 14th day of September 1973, in Book 2048 of Mortgages at page 1042, on which there is an unpaid principal of Twenty three thousand, six hundred twenty-eight and forty three hundredth Dollars, (\$23,628.43), with interest from July 1, 1980, at the rate of 7 1/2 per cent per annum, which said mortgage debt the parties of the second part hereby assume and agree to pay, as part of the purchase price of the above described premises, and the parties of the second part hereby execute and acknowledge this instrument for the purpose of complying with the provisions of the General Obligations Law, Section 5-705.

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 parties of the second part, their heirs and assigns forever.

And said parties of the first part

covenant as follows:

First, That the parties 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. 11 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 payment 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 sum for any other purpose.

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

In Presence of

State of New York
County of ALBANY

Alan W. Franke
ALAN W. FRANKE

Patricia M. Franke
PATRICIA M. FRANKE

Stanton A. Warren
STANTON A. WARREN

Judith A. Warren
JUDITH A. WARREN

On this 15th day of July
Nineteen Hundred and Eighty
before me, the subscriber, personally appeared

ALAN W. FRANKE and PATRICIA M. FRANKE
to me personally known and known to me to be the same persons described in and
who executed the within instrument, and they duly acknowledged
to me that they executed the same.

STEPHEN J. STEPHEN
NOTARY PUBLIC, STATE OF NEW YORK
Commission Expires Sept 10, 1981

Stephen J. Stephen
NOTARY PUBLIC, STATE OF NEW YORK

State of New York
County of Albany

On this 23rd day of July
Nineteen Hundred and Eighty
before me, the subscriber, personally appeared

STANTON A. WARREN and JUDITH A. WARREN

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

Mark E. Johnson
NOTARY PUBLIC, STATE OF NEW YORK
Commission Expires Sept 10, 1981