

14322
This Indenture,Made the 12th day of September
Nineteen Hundred and Eighty-One

Between

STANTON A. WARREN and JUDITH A. WARREN, husband and
wife, both residing at 8 Elmwood Street, Albany,
New York, 12203State of New York
County of ALBANYRecorded on the 1st day
of OCT. A. D. 1921 at
9:03 o'clock A. M. in Liber
2212 of 1921, of page 553
and examined by
Aug. 10, 1921 Clerk

LIBER 2212 of 553

part ion of the first part, and

JOHN I. ROBE and MARY LOUISE ROBE, his wife, both residing at Ferriss Road,
Fonda, New York, 12068

part ion of the second part,

Witnesseth that the part ion of the first part, in consideration of

ONE and 00/100 ----- Dollar \$ 1.00 ---
lawful money of the United States, and other good and valuable consideration
paid by the part ion of the second part, do hereby grant and release unto the
part ion of the second part their heirs and assigns forever, allthat 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 (157) Three hundred eight (158) and Three
hundred nine (159) 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 S. Pitkin and Benjamin F.
Withbeck, by Leslie Allen, Surveyor, filed November 21, 1920 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 comprised 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 (146), Three hundred
forty-seven (147) and Three hundred forty-eight (148) on a certain
plan of lots entitled "Country Club Highlands" in said Town of Guild-
erland, surveyed for Arthur S. Pitkin and Benjamin F. Withbeck by Leslie
Allen, Surveyor, and filed November 21, 1920 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:RECEIVED
\$ 1.00
REAL ESTATE
OCT 11 1921
TRANSFER TAX
ALBANY
COUNTY18, NY T F 1 127
10-11-21
10340

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 of parcel or 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 Alan W. Frankle and Patricia H. Frankle by deed dated July 15, 1980 and recorded July 23, 1980 in the Albany County Clerk's office in Liber 2191 of Deeds at Page 26.

This conveyance is made and accepted subject to an indebtedness secured by two mortgages, as consolidated, upon said premises held by City and County Savings Bank, which mortgages were recorded in the Albany County Clerk's Office, the first mortgage on September 14, 1973 in Book 2048 of Mortgages at Page 1042 and the second mortgage on July 23, 1980 in Book 2181 of Mortgages at Page 813, on which consolidated mortgages there is an unpaid principal of \$50,659.68 with interest from August 1, 1981, at the rate of 12% 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 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 herunto set their hands and seals the day and year first above written.

In Presence of

Stanley A. Warren
 STANLEY A. WARREN
Judith A. Warren
 JUDITH A. WARREN
John E. Rode
 JOHN E. RODE
Mary Louise Rode
 MARY LOUISE RODE

State of New York
 County of *Richmond*

On this *25th* day of *September*
 Nineteen Hundred and Eighty-one

before me, the subscriber, personally appeared

STANLEY 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 duly acknowledged to me that they executed the same.

Edward A. Hancock

EDWARD A. HANCOCK
 Notary Public in and for the State of New York
 Qualified in this County

State of New York
 County of *Albany*

On this *30th* day of *September*
 Nineteen Hundred and Eighty-one

before me, the subscriber, personally appeared

John E. Rode and Mary Louise Rode

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

W. H. ...
 W. H. ...
 Notary Public in and for the State of New York
 Qualified in Albany County
 Commission Expires March 20, 1913