

This Indenture,

Made the 18th day of May
Nineteen Hundred and Eighty Four
Between

Recorded on this
18th day of May
1924
at Albany, New York
of 14485 of 1924
and examined
1924 2261-303
Clerk

JOHN E. RODE, residing at Fonda, New York
and MARY LOUISE RODE, residing ~~at Fonda, New York~~, Albany, New York
of North Gate Drive

parties of the first part, and

HAROLD V. RITTER, JR., and ANINA SALERNO RITTER, residing at
33 N. Lake Avenue, Troy, New York

Witnesseth that the party ^{parties of the second part,} 102 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 parties of the second part, do hereby grant and release unto the
party 102 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.
Whitbeck, 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 Lot 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 Guilder-
land, surveyed for Arthur F. Pitkin and Benjamin F. Whitbeck 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:

BEGINNING at a point in the easterly line of Fuller Road, three
hundred sixty-five (365) feet northerly from the northerly line of

McNamee, Lockman, etc.
BY 24 MAY 31 1984

RESTRICTED BY THE

LINE 2261 PG 304

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.

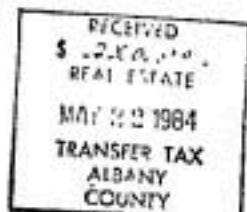
EXCEPTING and reserving therefrom all that piece or parcel of land conveyed to Albany County for Highway purposes by deed recorded in the Albany County Clerk's Office on March 6, 1961 in Book of Deeds 1676 at page 531.

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

Being the same premises conveyed by Stanton A. Warren and Judith A. Warren to John E. Rode and Mary Louise Rode, by deed dated September 25, 1981 and recorded in the Albany County Clerk's Office on October 1, 1981 in Book 2212 of Deeds at page 553.

Said premises are also more particularly bounded and described as follows:

BEGINNING at a point in the west line of Elmwood Avenue said point being the southeast corner of Lot 307 as shown on a map entitled "Country Club Highlands" made for Arthur F. Pitkin and Benjamin F. Witback by Leslie Allen Surveyor and filed on November 21, 1928, in the office of the Clerk of Albany County, said point also being 365 feet northerly as measured along the west line of Elmwood Avenue from its intersection with the north line of Western Avenue; thence northerly and running along the west line of Elmwood Avenue 60.0 feet; thence westerly making an interior angle of 90°00' with the last described course 208 feet more or less to a point in the east right-of-way line of Fuller Road as said right-of-way line was established by deed to the County of Albany filed in Book 1676 of Deeds at page 531; thence southerly and running along said right-of-way line of Fuller Road 60.67 feet more or less; thence easterly 217.0 feet to the point and place of beginning; the last described course making an interior angle of 90-00' with the first course of the parcel herein described.



2261-305

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 ¹⁰⁰ 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 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 part ¹⁰⁰ of the first part have hereunto set their hand and seal the day and year first above written.

In Presence of

County of ALBANY)²⁵

Recorded In DEEDS
As Shown Hereon and
Examined by

GUY D. PACIN
ALBANY COUNTY CLERK

JOHN E. RODE

MARY LOUISE RODE

State of New York
County of ALBANY

On this 23rd day of April
Nineteen Hundred and Eighty Four

before me, the subscriber, personally appeared
JOHN E. RODE

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

NOTARY PUBLIC

STATE OF NEW YORK
COMMISSION EXPIRES MAY 1, 1985

State of New York
County of ALBANY

On this 17th day of May
Nineteen Hundred and Eighty Four

before me, the subscriber, personally appeared

MARY LOUISE RODE

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.

Notary Public

GAIL A. DeGRUFF
NOTARY PUBLIC, State of New York
Qualified in Albany County
Commission Expires March 30, 1986