

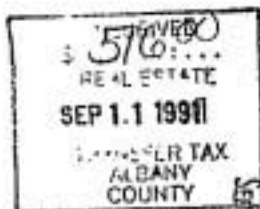
This Indenture,

Made the 3rd day of August
Nineteen Hundred and ninety-one,

Between HAROLD V. RITTER, JR.
and ANINA SALERNO RITTER, residing at
8 Elmwood Street, Albany, New York 12203,

State of New York
County of LIBER 244 PAGE 623
Recorded on the _____ day
of _____ J. D., 19 _____ at
_____ o'clock M. in the
of DEEDS at page
and examined.

1991 Clerk



parties of the first part and
ROLF HAEREM, residing at 240 Sheridan Avenue, Albany, New York 12203,

part y of the second part,
Witnesseth that the part ies of the first part, in consideration of -----
ONE Dollar (\$1.00--)

lawful money of the United States, and other good and valuable consideration
paid by the part y of the second part, do hereby grant and release unto the
part y of the second part, his 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 State of New York, surveyed for Arthur P. Pitkin and
Benjamin P. 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
designated 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 P. Pitkin and Benjamin P. Wit-
beck 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 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.

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. Whitbeck 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.

BEING the same premises described in a deed from John E. Rode and Mary Louise Rode to Harold V. Ritter, Jr. and Anina Salerno Ritter, dated May 18, 1984 and recorded in the Albany County Clerk's Office May 22, 1984 in Liber 2261 of Deeds at page 303.

STATE OF NEW YORK
COUNTY OF ALBANY

Recorded in DEEDS
Book 2444 Page 624 and
7/10/84
E. J. SALVENDY
ALBANY COUNTY CLERK

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, his heirs, distributees and assigns forever.

And said HAROLD V. RITTER, JR. and ANINA SALERNO RITTER, covenant as follows.

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

Second, That said HAROLD V. RITTER, JR. and ANINA SALERNO RITTER 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 their hands and seals the day and year first above written.

In Presence of

Harold V. Ritter, Jr.
Anina Salerno Ritter



State of New York
County of Saratoga

} ss.

On this 30th day of August
Nineteen Hundred and ninety-one,

before me, the subscriber, personally appeared

HAROLD V. RITTER, JR. and ANINA SALERNO RITTER

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

THOMAS W. LEWIS
NOTARY PUBLIC, State of New York
Qualified in Albany County
4784181
Commission Expires 6/30/93

Thomas W. Lewis

Notary Public

State of New York
County of } ss.

On this _____ day of
Nineteen Hundred and _____

before me, the subscriber, personally appeared

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.

R4R Thomas Keefe, Esq
23 EIK St.
Albany NY 12207