

ALBANY COUNTY CLERK  
ALBANY, N.Y.

101214

3/27 12:30 PM '55

# This Indenture

July  
Between

Made this  
Nineteen Hundred and Ninety-five

ROLF HAEREM, currently residing at 8 Elmwood Street, Albany, New York 12203

LIBER 2539 PAGE 151

parties of the first part, and

KEVIN P. QUINN and SUZANNE M. BURES, currently residing at 96 Elswere Avenue, Delmar, New York 12054

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

ONE and no/100-----Dollar-----(\$1.00)  
lawful money of the United States, and other good and valuable consideration  
paid by the parties of the second part, 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 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 (355) 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 northerly, 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, 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 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 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 and thence easterly (1 3/8) inches along said easterly line of Fuller Road to the point of beginning.

Best Image Available

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 1576 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 is shown on the map of Fuller Road with the last described course 208 feet more or less

dated August 30, 1991 and recorded on the 11th day of September, 1991, in the Albany County Clerk's Office in Book 2444 of Deeds at Page 623.

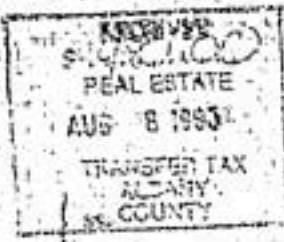
Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.  
To have and to hold the premises herein granted unto the party of the second part, their heirs and assigns forever.

And said party of the first part covenants as follows:  
First, That the parties of the second part shall quietly enjoy the said premises;  
Second, That said party 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 party of the first part has hereunto set his hand and seal the day and year first above written.

IN PRESENCE OF



*Rolf Haerem*  
ROLF HAEREM

State of New York  
County of ALBANY

On this 31st day of July  
Nineteen Hundred and Ninety-five

before me, the subscriber, personally appeared  
ROLF HAEREM

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

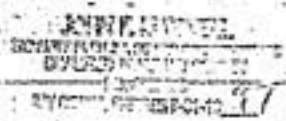
STATE OF NEW YORK  
COUNTY OF ALBANY

*John F. Maxwell*  
NOTARY PUBLIC

Tax Map No. Recorded in DEEDS

Tax Billing Address

THOMAS G. CLINGMAN  
ALBANY COUNTY CLERK



COVENANT WITH LIEN COVENANT

ROLF HAEREM

TO

27 Burton and  
West 14th Street

1995

STATE OF NEW YORK

LIBER 2539 SS.

RECORDED ON THE

11th of A.D. 19

at o'clock M.

LIBER of DEEDS

and examined

John F. Maxwell

14th Street

1995-07