

This Indenture,

Made the 23rd. day of July Nineteen Hundred and Forty-seven,

Between Edward Van Leuven and Susan^A Van Leuven, his wife, residing at Elmwood Street, Town of Guilderland, Albany County, New York,

parties of the first part, and

Vincent J. Powers residing at No. 38 Terrace Avenue, Albany, New York,

party of the second part,

Witnesseth that the parties 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 considerations paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs and assigns forever, all that tract of parcel of land

with the buildings thereon, situate in the Town of Guilderland, County of Albany and State of New York, known and designated as lots numbered 318, 319 and 320, the northerly half of lot 317 and the southerly part of lot 321 on a certain plan of lots entitled "Country Club Highlands" 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 "Second Revised Map of Country Club Highlands", bounded and described as follows:

Beginning at a point in the westerly line of Elmwood Street Five hundred seventy-five (575) feet northerly of the point of intersection of said westerly line of Elmwood Street with the northerly line of Western Avenue, and running westerly One hundred and fifty (150) feet at an angle of 90 degrees with said westerly line of Elmwood Street; thence northerly Seventy-seven (77) feet parallel with said westerly line of Elmwood Street; thence easterly One hundred and fifty (150) feet at an angle of 90 degrees with said westerly line of Elmwood Street; thence

southerly Seventy-seven (77) feet along said westerly line of Elmwood Street to the point of beginning. Said parcel represents a rectangular area 77 feet by 150 feet or 11,550 square feet.

Being the same premises conveyed to Edward Van Leuven by Caroline L. Witbeck by deed dated the 25th. day of October, 1929 and recorded in Albany County Clerk's Office on the 26th. day of October, 1929 in Book 805 of Deeds, page 504, and subject to the covenants and restrictions contained in said deed.

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 numbered 357, 358, 359, the northerly half of lot 356 and the southerly part of 360 on a certain plan of lots entitled "Country Club Highlands", and filed on November 21, 1928 in the Albany County Clerk's Office in the 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 Five hundred seventy-five (575) feet northerly of the northerly line of Western Avenue and running easterly Thirty-eight (38) feet two and one quarter ($2 \frac{1}{4}$) inches at right angles to the westerly line of Elmwood Street; thence northerly seventy-seven (77) feet parallel with said westerly line of Elmwood Street; thence westerly Twenty-three (23) feet two and three quarters ($2 \frac{3}{4}$) inches at right angles to said westerly line of Elmwood Street; thence southerly seventy-eight (78) feet five and one quarter ($5 \frac{1}{4}$) inches along said easterly line of Fuller Road to point of beginning.

Being the same premises conveyed to the parties of the first part by Mary Witbeck by deed dated June 20, 1947 and intended to be recorded simultaneously herewith, and premises are conveyed subject to the covenants and restrictions as setforth in said deed.

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 and assigns forever.

And said Edward Van Leuven and Susan Van Leuven, his wife, covenant as follows:

First. That the party of the second part shall quietly enjoy the said premises;

Second. That said Edward Van Leuven and Susan Van Leuven, his wife,

will forever **Warrant** the title to said premises.

Third. That the grantors 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.

OFF. CLERK
ALBANY COUNTY CLERK

JUL 23 3 20 PM '47

ALBANY, N. Y.

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

Edward Van Leuven

Susan Van Leuven



County of Albany

ss..

City of Albany

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

Edward Van Leuven and Susan Van Leuven, his wife,

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

Ellis J. Staley, Jr.
Notary Public, Albany Co.

ELLIS J. STALEY, JR.

NOTARY PUBLIC, ALBANY COUNTY, N. Y.
CERTIFICATE FILED IN: RENSSELAER COUNTY, N. Y.
MY COMMISSION EXPIRES: MARCH 30, 1947

ALBANY COUNTY, N.Y.
JUL 23 3 23 PM '47

4782

Ad

WARRANTY WITH LIEN COVENANT

Edward Van Leuven and Susan Van Leuven, his wife,

TO

Vincent J. Poweig.

Dated July 23rd 1947

STATE OF NEW YORK

County of Albany ss.

RECORDED ON THE 23 day of July A.D. 1947 at 3:23 o'clock P.M. in LIBER 1076 of DEEDS at PAGE 230 and examined

Donna J. ...

CLERK

ELLIS J. STALEY, JR.
ATTORNEY-AT-LAW
90 STATE STREET
ALBANY 7, NEW YORK