

This Indenture

Made the 20th day of November
Nineteen Hundred and Sixty-four

1813 472

State of New York
County of Albany

Recorded on the 24
of Nov 1964
at 10 o'clock A. M. in Book
785 of DEEDS at page 472
and examined.

John A. Bartlett, Jr. Clerk

Between VINCENT J. POWERS, now or formerly residing at 14 Elmwood Street, McKownville, Town of Guilderland, County of Albany and State of New York,

part 1 of the first part, and

JOHN J. O'CONNOR and ROSALEEN P. O'CONNOR, his wife, residing at
165 Webster Road, Scarsdale, New York,

Witnesseth that the part 1 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 as hereby grant and release unto the
parties of the second part, their heirs and assigns forever, all
that tract or 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 P. Pitkin and
Benjamin P. Witbeck by Leslie Allan, 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.

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.

EXCEPTING AND RESERVING THEREFROM: All that tract or parcel of land situate in the Town of Gaillard, County of Albany, State of New York, and is particularly described as follows: ALL that piece or parcel of property hereinafter designated as Parcel No. 9, situate in the Town of Gaillard, County of Albany, State of New York, to be acquired in fee for the Fuller Road County Road F.A.S.S. No. 156, as shown on the map heretofore filed in the Albany County Clerk's Office, and described as follows:

Parcel No. 9

map 1813 page 473

BEGINNING at a point on the southeasterly boundary of the existing Fuller Road highway at the intersection of the said boundary with the division line between the property of McKown Farm Realty Corp. (reputed owner) on the South and the property of Vincent J. Powers (reputed owner) on the North, said point being 37 feet distant southeasterly measured at right angles from Station 11+10⁺ of the hereinafter described survey base line for the construction of the Fuller Road F.A.S.S. No. 156; thence easterly along said division line 11 feet to a point 48 feet distant southeasterly measured at right angles from Station 11+12⁺ of the said base line; thence North 33 degrees 33 minutes East 792 feet to a point on the division line between the property of Vincent J. Powers (reputed owner) on the South and the property of the McKown Farm Realty Corp. (reputed owner) on the North, the last mentioned point being 48 feet distant southeasterly measured at right angles from Station 11+91⁺ of the said base line thence westerly along said division line 10 feet to its intersection with the southeasterly boundary of said existing highway, the last mentioned point being 38 feet distant measured at right angles from Station 11+99⁺ of the said base line; Southwesterly along the last mentioned southeasterly boundary of said existing highway 78.44 feet to the point of beginning, being 0.019 acres, more or less. The above mentioned base line is a portion of the 1959 base line for the Fuller Road, and is described as follows: Beginning at Station 5+00, thence North 33 degrees 33 minutes East 800 feet to Station 13+00. All bearings referred to True North.

Being the same premises described in a deed from Vincent J. Powers and Christina Powers to the County of Albany by deed recorded in the Albany County Clerk's Office on March 20, 1961 in Book of Deeds 1677, page 485.

Said premises being known as 14 Elmwood Street, McKownville, Town of Gaillard, Albany County, State of New York.

This conveyance is made subject to enforceable covenants, easements and restrictions of record.



