



**Albany County Clerk  
32 North Russell Rd.  
Albany, NY 12206-1324**

**Return to:**

**ANDREA MORAN  
60 PEARL ST  
KINGSTON NY 12901**

**Instrument: Deed**

**Document Number: 9922703 Book: 2879 Page: 599**

**Grantor**

**BEBB, JOHN L  
BEBB, LAURIE**

**Grantee**

**DENBEAUX, GREGORY  
CROWLEY, CATHLEEN**

**Number of Pages: 5**

**Amount: \$240000.00**

**Transfer Tax Receipt  
Albany County Clerk Received:  
Trans Tax # 0054  
.....\$900.00**

**Filing Date/Time: 03/27/2007 at 10:55 AM**

**Receipt Number: 371956**

**Note:**

**THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316A(5)&  
319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH.**

*Thomas G. Clingan*  
**Thomas G. Clingan, County Clerk**

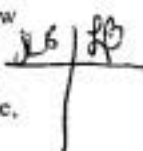
## WARRANTY DEED WITH LIEN COVENANT



THIS INDENTURE made this 16<sup>th</sup> day of March, Two Thousand and Seven

Between JOHN L. BEBB and LAURIE BEBB residing at 14 Elmwood Street, Albany, New York 12203, parties of the first part, and

GREGORY DENBEAUX and CATHLEEN CROWLEY,<sup>A</sup> residing at 61 Monroe Avenue, Albany, New York 12203, parties of the second part

as husband and wife, 

WITNESSETH that the parties 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 parties of the second part do hereby grant and release unto the parties of the second part, their heirs, successors and assigns forever,

*See Schedule "A" attached*

BEING the same premises conveyed to John L. Bebb and Laurie Bebb from John J. O'Connor and Rosaileen P. O'Connor by deed dated February 22, 2000 and recorded in the Albany County Clerk's Office on February 24, 2000 in Book 2650 at page 924.

TOGETHER with all 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 parties of the second part, their heirs, successors and assigns forever.

AND said parties of the first part shall 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 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 or any other purpose.

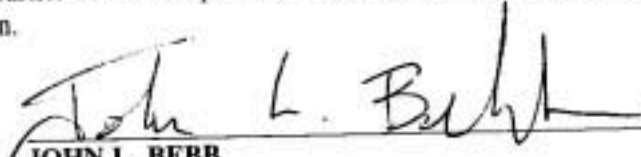
HR - Harold Moran  
61 Fern St  
Kensington, NY 12410

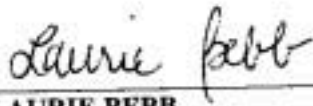
Albany County Clerk  
Document Number 9922703  
Rcvd 03/27/2007 10:55:14 AM



IN WITNESS WHEREOF, that parties of the first part have hereunto set their hands and seals the day and year first above written.

In The Presence Of:

 L.S.  
JOHN L. BEBB

 L.S.  
LAURIE BEBB

STATE OF NEW YORK )  
COUNTY OF ALBANY ) ss:

On this 16<sup>th</sup> day of March, 2007, before me, the undersigned, a notary public in and for the State, personally appeared JOHN L. BEBB and LAURIE BEBB, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the persons on behalf of which the individuals acted, executed the instrument.



Notary Public

CHAD E. BALZER  
Notary Public, State of New York  
No. 02BA5072695  
Qualified in Rensselaer County  
Commission Expires February 3, 20 11

Record & Return to:  
Andrea Moran, Esq.  
60 Pearl Street  
Kingston, New York 12401

## Schedule "A"

**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 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 Drawer 67 of Maps Book 67, Vol. 3 No. 10 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 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 150 feet at an angle of 90° with said westerly line of Elmwood Street; thence northerly 77 feet, parallel with said westerly line of Elmwood Street; thence easterly 150 feet at an angle of 90° with said westerly line of Elmwood Street; thence southerly 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 575 feet northerly of the northerly line of Western Avenue and running easterly 38 feet 2¼ inches at right angles to the westerly line of Elmwood Street; hence northerly 77 feet parallel with said westerly line of Elmwood Street; thence westerly 23 feet 2 3/4 inches at right angles to said westerly line of Elmwood Street; thence southerly 78 feet 5¼ inches along said easterly line of Fuller Road to point of beginning.

Together with all right, title and interest of the grantors/mortgagors in and to:

A certain parcel of land 15 feet wide and 77 feet long in said Town and along the southeasterly boundaries of lots numbered 356, 357, 358, 359 and 360 and along the northwesterly boundaries of lots numbered 317, 318, 319, 320 and 321 as above described. Said parcel being described on the said map of "Country Club Highlands" as a service road or alley.

Excepting and reserving therefrom:

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Guilderland, 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 Guilderland, 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**

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  $37 \pm$  feet distant southeasterly measured at right angles from Station  $11 + 10 \pm$  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  $11 \pm$  feet to a point 48 feet distant Southeasterly measured at right angles from Station  $11 + 12 \pm$  of the said base line; thence North  $33^{\circ} 33'$  East  $79 \pm$  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  $11 + 91 \pm$  of the said base line; thence westerly along said division line  $10 \pm$  feet to its intersection with the southeasterly boundary of said existing highway, the last mentioned point being  $38 \pm$  feet distant measured at right angles from Station  $11 + 89 \pm$  feet 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 in a portion of the 1959 base line for the Fuller Road, and is described as follows:

Beginning at Station 5+00, thence North  $33^{\circ} 33'$  East 800 feet to Station 13+00. All bearings referred to True North.

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