



ALBANY COUNTY – STATE OF NEW YORK
 BRUCE A. HIDLEY COUNTY CLERK
 16 EAGLE STREET, ALBANY, NEW YORK 12207

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: R2021-32668

Receipt#: 20210493824
 Clerk: SC
 Rec Date: 10/27/2021 12:07:38 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: COPE STEPHEN

Party1: MA ERIC
 Party2: COPE STEPHEN
 Muni: GUILDERLAND TOWN

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 200.00

Transfer Tax	
Transfer Tax - State	860.00

Sub Total: 860.00

Total: 1060.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 2207
 Transfer Tax

Transfer Tax - State	860.00
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Total: 860.00

Record and Return To:

SASE/COLLEEN DOOLEY

THIS PAGE CONSTITUTES THE CLERK'S
 ENDORSEMENT, REQUIRED BY SECTION 316-a (5)
 & 319 OF THE REAL PROPERTY LAW OF THE
 STATE OF NEW YORK.

Bruce A. Hidley
 Albany County Clerk

3
Michael
**WARRANTY DEED WITH FULL COVENANTS
(INDIVIDUAL AND CORPORATION)**

THIS INDENTURE, made the 11 day of October, 2021, between **ERIC MA**, residing at 26 Elmwood Street, Albany, New York 12203, party of the first part,

- and -

STEPHEN COPE, residing at 6 Westmere Terrace, Albany, New York 12203, party of the second part,

WITNESSETH, that the party of the first part, in consideration of One dollar, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL THAT CERTAIN LOT OR PARCEL OF LAND, situate, lying and being in the Town of Guilderland, County of Albany and State of New York, being more particularly bounded and described as follows in the attached Schedule A description

BEING THE SAME PREMISES conveyed to Eric Ma by deed from Michael D. Malkowski, dated October 9, 2019 and recorded in the Albany County Clerk's Office on October 22, 2019, as Instrument #R2019-22326.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

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, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 costs 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.

AND the party of the first part covenant(s) as follows:

FIRST. That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

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

THIRD. That the said premises are free from encumbrances, except as aforesaid;

FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH. That said party of the first part will forever warrant the title to said premises.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.




ERIC MA L.S.

State of New York)ss.:
County of Albany)

On the 11 day of October, in the year 2021 before me, the undersigned, personally appeared ERIC MA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or person upon behalf of which the individual acted, executed the instrument.

KEITH A. DANIELS
Notary Public, State of New York
No. 02DA5039251
Qualified in Albany County
Commission Expires February 13, 2023



Notary Public

RECORD AND RETURN:

COLLEEN A. DOOLEY, ESQ. PLLC
P.O. BOX 760
LATHAM, NEW YORK 12110

Schedule A Description

Title Number ST 21-0222

Page 1

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND with the buildings and improvements thereon erected, situate, lying and being in the Town of Guilderland, County of Albany and State of New York, bounded and described as follows:

BEGINNING at a point in the westerly line of Elmwood Street Extension at the southeasterly corner of Lot No. 1, as said Lot is laid down on a certain map entitled, "Map of Elmwood Street Extension Amended" dated April 22, 1937 and amended February 2, 1939, made by Leslie C. Sherman, Surveyor, and duly filed in the Office of the County Clerk of Albany County, New York on September 3, 1940 in Drawer No. 101 as Map No. 1168, and running thence from said point of beginning Northerly and on the arc of a circle of a radius of five hundred twenty-seven and seventy-four hundredths (527.74) feet and bearing to the left and along the westerly line of Elmwood Street Extension for a distance of about sixty-two (62) feet; thence North thirty-eight degrees twenty-eight minutes West on a line at right angles to the easterly line of Fuller Road for a distance of about one hundred fourteen (114) feet to a point in the easterly line of said Fuller Road; thence South fifty-one degrees thirty-two minutes West and along the easterly line of said Fuller Road and on a line at right angles to the last described line for a distance of sixty (60) feet to the southwesterly corner of said Lot No. 1, thence South thirty-eight degrees twenty-eight minutes East and along the southerly line of said Lot No. 1 and on a line at right angles to the easterly line of Fuller Road for a distance of one hundred thirty-three and twenty-six hundredths (133.26) feet to the point and place of beginning.

BEING the southerly sixty (60) feet in width of said Lot No. 1 on the map herein above referred to and the above description being prepared by and taken from a survey of said premises made by Conrad Hammann, Licensed-Engineer and Surveyor, bearing date of May 11, 1949 upon which survey the above-described premises are designated as "St. No. 1."

AND EXCEPTING herefrom the 0.014 acres more or less conveyed by Katherine Riegel to the County of Albany by deed dated January 30, 1969 and recorded in the Albany County Clerk's Office on August 22, 1969 in Liber 1985 at page 213. This conveyance is made subject to restrictions and easements of record, if any.

Parties:

[Print](#)

Instr #: R2021-32668

Rec Date: 10/27/2021 12:07:38 PM

Doc Grp/Desc: D / DEED

OR Party:

MA ERIC

EE Party:

COPE STEPHEN

Town Name:

GUILDERLAND TOWN

Property Address:

Consideration: 215000

Return Name/Address:

SASE/COLLEEN DOOLEY