



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 #: R2022-18882

Receipt#: 20220557206
Clerk: LF
Rec Date: 08/12/2022 12:05:34 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: GONCALVES ANTONIO

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 1080.00

Sub Total: 1080.00

Total: 1280.00

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

***** Transfer Tax *****
Transfer Tax #: 284
Transfer Tax

Transfer Tax - State 1080.00

Total: 1080.00

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

Record and Return To:

AMY COHEN ESQ
6 TOWER PLACE
ALBANY NY 12203

#3 LF
Guiderland

R+R: Amy Cohen, Esq.
6 Tower Place
Albany, NY 12203

Book 15

WARRANTY DEED WITH FULL COVENANTS

THIS INDENTURE, made the 26 day of July, 2022,

between **Kathleen Bonneau**, with an address of 25 Elmwood Street, Albany, New York 12203,
party of the first part,

Antonio Goncalves and Aurora Goncalves, as tenants by the entirety, with an address of 12
Stonchenge Lane, Apt. 15F, Albany, New York 12203,

parties of the second part, and

WITNESSETH, that the party of the first part, in consideration of one (\$1.00) dollars,
lawful money of the United States, paid by the parties of the second part, does hereby grant and
release unto the parties of the second part, the heirs, successors and assigns of the parties of the
second part forever,

ALL THAT TRACT OF LAND, in the Town of Guiderland, County of Albany, State
of New York, and more particularly described in the attached Schedule A-1.

BEING the same premises conveyed to Kathleen Bonneau by deed from Samuel V.
Ricotta dated October 16, 2012 and recorded in the Albany County Clerk's Office on October
30, 2012 in Book 3048 Page 282.

SUBJECT to all covenants, restrictions and easements of record and any state of facts an
inspection and/or accurate survey may show.

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 parties of the second
part, the heirs or successors and assigns of the parties 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 covenants 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 parties 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.

The word "parties" shall be construed as if it read "party" whenever the sense of this indenture so requires.

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


Kathleen Bonneau

STATE OF NEW YORK)
) ss.:
COUNTY OF Albany)

On the 26 day of July in the year 2022, before me, the undersigned, personally appeared Kathleen Bonneau, 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 she executed the same in her capacity, and that by her signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



(signature and office of individual taking acknowledgment)

KELLY MALLOY POGODA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MA4988913
Qualified in Rensselaer County
Commission Expires July 13, 2026



Title Insurance Commitment Schedule A-I

Title No.: 2022-8325-PAC

ALL that tract of land in the Town of Guilderland, County of Albany, State of New York, bounded and described with reference to a map entitled, "Map of Elmwood Street Extension and Property of Hudson Valley Credit Corp. in the Town of Guilderland, Albany County, New York", made by Leslie C. Sherman dated April 22, 1937 and filed in Albany County Clerk's Office March 3, 1939 in Drawer 104 as Map No. 821, as follows: Beginning at a point in the easterly line of Elmwood Street distant twelve and forty-one hundredths (12.41) feet on a course North thirty-six degrees fifty minutes east from the intersection of said line with the division line between lands now or formerly of Benjamin F. Wilbeck, known as "Country Club Highlands" and a strip of land twelve (12) feet wide excepted in a conveyance from Peter LaGrange and wife to Shuble Kelly dated July 6, 1878 and recorded July 15, 1878 in said Clerk's Office in Book 310 of Deeds, page 265, and running thence North thirty-six degrees fifty minutes East and along said easterly line of Elmwood Street three and thirty-five hundredths (3.35) feet to a point; thence continuing northeasterly, curving to the left on a radius of five hundred eighty-seven and seventy-four hundredths (587.74) feet and along the easterly line of said Street a distance of about one hundred sixteen and sixty-five hundredths (116.65) feet to the southwesterly corner of a lot of land conveyed to Charles H. Hodges and wife to Louise Brown Farley by deed dated and recorded April 17, 1939 in Book 891 of Deeds, page 389, thence South sixty-six degrees forty-five minutes East and along the southerly line of premises so conveyed to said Louise Brown Farley one hundred twenty-seven (127) feet to the southeasterly corner of said premises so conveyed to said Louise Brown Farley, thence South fifty-one degrees thirty-two minutes West one hundred seventy-two and seventy-one hundredths (172.71) feet to a point twelve (12) feet northeasterly at right angles from said division line between said lands now or formerly of Benjamin F. Wilbeck and said strip of land above referred to, and then North thirty-eight degrees twenty-eight minutes West parallel with said division line and twelve (12) feet distant northeasterly therefrom seventy and three hundredths (70.03) feet to the place of beginning.

Parties:

[Print](#)

Instr #: R2022-18882

Rec Date: 08/12/2022 12:05:34 PM

Doc Grp/Desc: D / DEED

OR Party:

BONNEAU KATHLEEN

EE Party:

GONCALVES ANTONIO

GONCALVES AURORA

Town Name:

GUILDERLAND TOWN

Property Address: 25 ELMWOOD ST

Consideration: 270000

Return Name/Address:

AMY COHEN ESQ

6 TOWER PLACE

ALBANY NY 12203