



**Albany County Clerk
16 Eagle St. Rm 128
Albany, NY 12207**

Return to:

REDGRAVE TITLE AGENCY INC
420 WARREN ST
HUDSON NY 12534

Instrument: Deed

Document Number: 11264790 Book: 3048 Page: 282

Grantor

RICOTTA, SAMUEL V

Grantee

BONNEAU, KATHLEEN

Number of Pages: 4

Amount: \$220000.00

Transfer Tax Receipt
Albany County Clerk Received:
Trans Tax # 1684
.....\$880.00

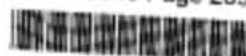
Recorded Date/Time: 10/30/2012 at 11:46 AM

Receipt Number: 731191

Note: **DO NOT REMOVE - THIS PAGE IS PART OF THE DOCUMENT**

**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.**

Thomas A. Clig



WARRANTY DEED

THIS INDENTURE, made this 16th day of October, 2012,

BETWEEN Samuel V. Ricotta, residing at 25 Elmwood Street, Albany, New York 12205,

party of the first part and

Kathleen Bonneau, residing at 40 Green Meadow, Clifton Park, New York 12065,

party of the second part,

WITNESSETH that the party 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 party of the second part, does hereby grant and release unto the party of the second part, her successors and assigns forever,

See attached Scheduled "A"

BEING the same premises conveyed to the party of the first part by deed from Marie P. Coluccio, dated February 18, 1999 and recorded on February 25, 1999 in the Albany County Clerk's Office in Book 2623 of Deeds at Page 1136.

THE PREMISES BEING CONVEYED is more commonly known as 25 Elmwood Street, Guilderland, New York.

THIS CONVEYANCE is made subject to any and all covenants, conditions, easements and restrictions of record against the premises.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

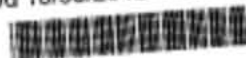
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, her successors and assigns forever.

AND the party of the first part covenants as follows:

First, that the party of the second part shall quietly enjoy the same premises;

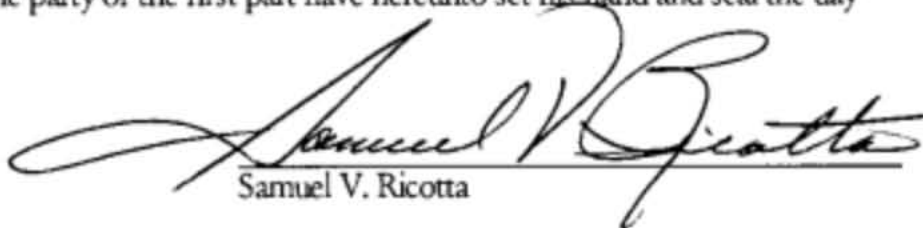
Second, that the party of the first part will forever Warrant the title to said premises.

Third, that, in Compliance with §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 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.



IN WITNESS WHEREOF, the party of the first part have hereunto set his hand and seal the day and year first above written.

IN PRESENCE OF


Samuel V. Ricotta

STATE OF NEW YORK }
COUNTY OF ALBANY } ss.:

On this 16th day of October, 2012, before me, the undersigned, a notary public in and for said state, personally appeared Samuel V. Ricotta, 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 the person upon behalf of which the individual acted, executed the instrument.


Notary Public - State of New York

MARNIE M. ABBOTT, ESQ.
Notary Public, State of New York
No. 02AB6087581
Qualified in Warren County
Commission Expires Feb. 18, 2015

r/r: _____

Sneeringer Monahan Provost
Redgrave Title Agency, Inc.
420 Warren Street
Hudson, New York 12534
518 828-4351 or 800 724-7858

M-055169

Vincent Mackowski, Esq

STEWART TITLE INSURANCE COMPANY
Issued by
SNEERINGER MONAHAN PROVOST REDGRAVE
TITLE AGENCY, INC.

SCHEDULE A DESCRIPTION

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. Witbeck, 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. Witbeck 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.

LEGAL
DESCRIPTION