

This Indenture,

Made the 17th day of February, Nineteen Hundred and Forty-nine,

Between ANNA LA GRANGE FRIEBEL, residing on Western Avenue, Fuller Road, Albany 3, N. Y.,

party of the first part, and

PHILIP WOGEL and JEAN WOGEL, his wife, as tenants by the entirety, residing at 854 Albany St., Schenectady, N. Y., and CAROL M. BUEHL, residing at 730 Washington Ave., Albany, N. Y.,

parties of the second part,

Witnesseth that the party of the first part, in consideration of

ONE - - - - - Dollar (\$ 1.00) lawful money of the United States, and other good and valuable considerations paid by the parties of the second part,

does hereby grant and release unto the parties of the second part, their heirs and assigns forever, all that tract or parcel of land situate in the Town of Guilderland, Albany County, N. Y., known and distinguished as Lot No. 4 as laid down and represented on a map of subdivision of property in Guilderland, Albany County, belonging to the heirs of Christian La Grange, deceased, made by Wm. H. Slingerland & Son, Surveyors, and on file in Albany County Clerk's Office. Said lot is bounded and described as follows, to wit:

BEGINNING at a point at the most southerly corner of the lot to be described and on the line of lands of Wm. J. McKown, and runs thence along the west line of Lot No. 5 of said subdivision north $47^{\circ} 30'$ east 13 chains; thence north $42^{\circ} 30'$ west 4 chains and 2 links to the most easterly corner of subdivision No. 3 on said map; thence along the easterly line of said Lot No. 3 south $47^{\circ} 30'$ west 13 chains to the lands of the said McKown; thence along the same south $42^{\circ} 30'$ east 4 chains and 2 links to the place of beginning, containing five and twenty-three one hundredths ($5 \frac{23}{100}$) acres of land.

RECORDED
1949

Excepting and reserving a strip of land of the width of 12 feet on the southerly end of said lot adjoining the lands of said McKown for a road or highway for the use and benefit of subdivision Lots Nos. 1, 2, 3, 5, 6, 7 and 8 of the whole lot of Christian La Grange, deceased.

Also excepting and reserving therefrom a piece or parcel of land described as follows: Beginning at a point at the southwesterly corner of said Lot No. 4 and running easterly along the southerly line of said Lot No. 4 for a distance of 50 feet; thence northerly on a line parallel with the west line of said Lot No. 4 for a distance of 200 feet; thence westerly to the west line of Lot No. 4; thence southerly along the west line of Lot No. 4 to the point of beginning.

Being the same property devised to the party of the first part by the last Will and Testament of Jane La Grange, deceased, recorded in Albany County Surrogate's Court in Book 78 of Wills at page 376.

Subject to an easement granted by the party of the first part to McKownville Water District to pay and maintain water pipes along the southerly boundary line of said property.

Together with the appurtenances and all the estate and rights of the part y 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 and assigns forever, in the following manner, viz: Philip Wogel and Jean Wogel, his wife, as tenants by the entirety, to have a one-half interest, and Carol M. Bahr to have the remaining one-half interest therein.

And said party of the first part

covenants as follows:

First. That the parties of the second part shall quietly enjoy the said premises;

Second. That said party of the first part

will forever Warrant the title to said premises.

Third. That 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 has hereunto set her hand and seal the day and year first above written.

In Presence of

Edw. J. ... *Anna La ...*



1156-428

State of New York

County of ALBANY

ss.

of

On this 17th day of February, Nineteen Hundred and Forty-nine, before me, the subscriber, personally appeared

ANNA LA GRANGE FRIEDEL

to me personally known and known to me to be the same person described in and who executed the within Instrument, and she acknowledged to me that she executed the same.



EDWIN L. FOWLER
Notary Public in the State of New York
Residence in Saratoga County
Commission Expires in Saratoga County
My commission expires March 31st, 1950

OFFICE OF
ALBANY COUNTY CLERK

FEB 17 11 29 AM '49

Red
WARRANTY WITH LEM COVENANT

ANNA LA GRANGE FRIEDEL

TO

02/17/49
PHILIP WOGEL, JEAN WOGEL, and
CAROL M. BURER

Dated, FEBRUARY 17th, 1949

STATE OF NEW YORK

County of *Albany* ss.

RECORDED ON THE
17 day of Feb. 1949
at 11:55 A.M.
in LIBER 1155 of DEEDS
at Page 421 and examined

Edwin L. Fowler
Notary Public

EDWIN L. FOWLER
ATTORNEY AND COUNSELLOR AT LAW
FIRST TRUST COMPANY BUILDING
ALBANY, N. Y.

LIB 1155 pg 424