

This Indenture,

Made the 25th day of August Nineteen Hundred and Forty-nine

Between

CAROL M. BUHER, residing at
730 Washington Avenue, Albany, New York,

party of the first part, and

PHILIP WOGEL and JEAN WOGEL, his wife,
residing at 854 Albany Street, Schenectady, New York,

parties 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 parties of the second part, do es hereby grant and release unto the parties of the second part, their

heirs and assigns forever, ~~an~~ an undivided one-half interest in and to all that trace, piece or parcel of land situated, lying and being in the Town of Guilderland, Albany County, New York, bounded and described as follows, viz:

BEGINNING at an iron pipe at the most southerly point in the division line between the lands of Philip Wogel, Jean Wogel and Carol Buher, on the west and the lands now or formerly of Catherine M. Smith on the east, said point of beginning being the southeasterly corner of Lot No. 4 as shown on the map of the subdivision of property in Guilderland, Albany County, belonging to the heirs of Christian La Grange, deceased, made by Wm. H. Slingerlands & Son, surveyors, filed in Albany County Clerk's Office as Map No. 146, in Drawer 8, Book 8 of Maps; running thence northeasterly along the said division line, for a distance of 126.06 feet, to the northeast corner of the lot herein being described; thence northwesterly, at right angles to the preceding course, for a distance of 113.66 feet to the northwest corner of the lot herein being described; thence southwesterly on the arc of a circle deflecting to the south (left), with a radius of 315.00 feet and a central angle of 23° 03' 12", for an arc distance of 126.74 feet to the point of curve of said circle; said point being in the southerly lot line of the lot herein being described, (and also in the southerly lot line of property of Philip Wogel, Jean Wogel and Carol Buher); thence southeasterly along the said property line, with an interior angle with the chord of the preceding course of 93° 07' 24", for a distance of 107.72 feet to the point and place of beginning; the last described course making an interior angle with the first described course of 89° 50'. Excepting and reserving from the above described premises the strip of land at the

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southerly end of the lot, 12 feet wide, to be reserved as a right of way for a road or highway, or water pipe line, for the use and benefit of the subdivision of all the lots shown and designated on the map previously referred to as Map No. 146, Drawer 8, Book 8; being a part of the property conveyed to the parties hereto by ^{Anna} ~~Le Grange~~ Friebel by warranty deed, dated February 17, 1949, and recorded in Albany County Clerk's Office on that day in Book 1155 of Deeds, page 42.

The consideration for this conveyance is less than \$100.

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, their heirs and assigns forever.

And said CAROL M. BUHER

covenant as follows:

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

Second. That said CAROL M. BUHER

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
 N. J. Stafford

Carol M. Buher

L.S.

L.S.

County of Albany

City of Albany

On this 25th day of August Nineteen Hundred and Forty-nine before me, the subscriber, personally appeared

CAROL M. BUEKER

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



NELLIE I. STAFFORD
Commissioner of Deeds
Albany, N. Y.

ALBANY

AUG 25 - 2 58 PM '49

RECORDED

Garrett
WARRANTY WITH LIENS FOREMAN

CAROL M. BUEKER 10673

TO

PHILIP WOSSEL and
JEAN WOSSEL, his wife

Dated, August 25 1949

STATE OF NEW YORK

County of Albany 00.

RECORDED ON THE

25 day of August 1949
at 2:58 PM

IN LIBER 1179 of DEEDS
at Page 179 and examined

Remond & Sons

Return to: Benson Bros
109 West St.
Albany, N. Y.

BOWEN FOWLER
ATTORNEY AND COUNSELLOR AT LAW

PLEASE RETURN LIBER AND REFUND