

This Indenture,

LIBER 1251 PAGE 107

Made the 17th day of January Nineteen Hundred and Fifty-one

Between JEAN WOGEL, residing at #21 Glenwood Street, Town of Guilderland, Albany County, State of New York,

part y of the first part, and
WILLIAM C. LESTER and MARJORIE R. LESTER, his wife, residing at #68 Winthrop Ave., City and County of Albany, State of New York,

parties of the second part,
Witnesseth that the party of the first part, in consideration of ONE & No/100----- Dollar (\$ 1.00) lawful money of the United States, (and other good and valuable consideration) 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, 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 Buhner 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 Le 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

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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 $93^{\circ} 07' 24''$, 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 $89^{\circ} 50'$. Excepting and reserving from the above described premises the strip of land at the 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 Carol M. Buher, Philip Wogel and Jean Wogel by Anna La 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 at page 42.

Being the same premises described in Deed from Philip Wogel and Jean Wogel to Jean Wogel, dated November 16th, 1950 and recorded in the Albany County Clerk's Office

SUBJECT to the taxes due and payable January 1, 1951.

ALSO, SUBJECT to all covenants, conditions, restrictions and easements of record, and together with all rights granted to the party of the first part pursuant to easement dated December 18, 1950 between McKown Farm Realty Corporation and Philip Wogel and Jean Wogel, his wife, and Carol Buher, recorded in the Albany County Clerk's Office December 21, 1950 in Book No. 1248 of Deeds at page 389.

This conveyance is made SUBJECT to a certain mortgage held by The National Savings Bank of the City of Albany, dated and recorded August 25, 1949 in Book No. 1165 of Mortgages at page 313, for \$9,000.00, upon which there is unpaid the principal sum of \$8,625.00.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises, LIBR 1251 PAGE 109

To have and to hold the premises herein granted unto the part 1st of the second part, their heirs and assigns forever.

And said party of the first part

covenant as follows:

First. That the part 1st 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

[Signature]

Jean Vogel



CITY of ALBANY

On this 17th
Fifty-oneday of January: Nineteen Hundred and
before me, the subscriber, personally appeared
JEAN WOGEL

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

Emma Pedlow
 County Clerk of the State of New York
 residing in Albany County
 My Commission Expires 3/30/51

Red
 WARRANT WITH LICEN CONTRACT

JEAN WOGEL

0242

TO

WILLIAM C. LESTER
 and
 MARJORIE R. LESTER

Dated, January: 17 1951

STATE OF NEW YORK

County of Albany 88.

RECORDED ON THE

17 day of Jan^y A.D. 1951

at 4:31 o'clock P.M.

in LIBER 251 of DEEDS

at PAGE 187 and examined

Emma Pedlow,
Clerk

Emma Pedlow
 100 West 4
 Albany, NY

Check, 127000, Cash of Lib. B