UNEX1251 Mar107 .Chis Indenture.

Made the 17th day of Jamuary . Nineteen Hundred and

Fifty-one

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

party 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,

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 & Som, surveyors, filed in Albany County Clerk's Office as Map Bo. 146, in Drawer 8, Book 8 of Naps; 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 are of a circle deflecting to the south (left), with a radius of 315.00 feet and a central angle of 230 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 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 Nap 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.

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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. **Constluer** with the appurtenances and all the estate and rights of the party of the first part in and to said premises, **Co babe and to hold** the premises herein granted unto the part ies of the second part, their beirs² and assigns forever.

Alld said party of the first part

covenant 5 as follows:

First. That the part ice of the second part shall quietly enjoy the said promises;

Scrand. That said party of the first part

will forever WARTANT the title to said premiees.

That the granter 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.

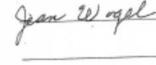
In Witness Whereof, the part y of the first part has

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

In Brevence of







state or	New York
County of	ALBANY
CITY	of ALBANY
On this	17 4
TI ft mana	

day of January Mineteen Hundred and before me, the subscriber, personally appeared JEAN WOGEL

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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

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