

# This Indenture

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Made the 17<sup>th</sup> day of August, in the year Nineteen Hundred and Fifty-Three,

**Between** WILLIAM C. LESTER and MARJORIE R. LESTER, his wife, residing at No. 21 Glenwood Street, McKownville, in the Town of Guilderland, County of Albany and State of New York, parties

of the first part, and

ROBERT H. GRIESSEL and ELEANOR L. GRIESSEL, his wife, residing at No. 6 Ramsey Terrace, Fair Lawn, in the County of Bergen and State of New Jersey, parties

of the second part,

**Witnesseth**, that the parties of the first part, in consideration of

ONE ----- Dollar

(\$1.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, do 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 Vogel, Jean Vogel and Carol Buher on the west and the lands now or formerly of Catherine W. 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 Mr. 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 126.05 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  $23^{\circ} 03' 12''$ , 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 Vogel, Jean Vogel 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

prelises a 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 Vogel and Jean Vogel by Anna La Grange Frieled 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 prelises conveyed to the parties of the first part by Jean Vogel by deed dated January 17, 1951, recorded on that day in Albany County Clerk's Office in Book 1251 of Deeds, at page 107.

SUBJECT to all covenants, conditions, restrictions, and easements of record, and together with all rights granted to Jean Vogel pursuant to easement dated December 18, 1950, between McKown Fara Realty Corporation and Philip Vogel and Jean Vogel, 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.

ALSO, all that piece or parcel of land situate, lying and being in the Town of Guilderland, Albany County, New York, on the easterly side of Glenwood Street Extended lying between the westerly boundary of the lands of William C. Lester and Marjorie R. Lester, his wife, and Glenwood Street Extended, as laid down on the map made by LeRay S. Rickard, C. E., and filed in the Albany County Clerk's Office on August 30th, 1951, as Map No. 2794, Drawer 146, being more particularly bounded and described as follows:

BEGINNING at a stake in the division line between the lands of William C. Lester and Marjorie R. Lester, his wife, on the north and the 'Country Club Highlands' on the south, said point being one hundred seven and seventy-two hundredths feet (107.72') westerly from an iron pipe in the southeasterly corner of Lot #4 as laid down on a map of subdivision of property in Guilderland, Albany County, New York, belonging to the heirs of Christian LaGrange, deceased, made by William H. Slingerland and Son, surveyors; and on the lands of William McKown, said point also being the point of curve and running thence north-easterly on the arc of a circle with a radius of three hundred eighty-six and seventy-nine hundredths feet (386.79') and a central angle of fourteen degrees twenty-nine minutes for a distance of ninety-seven and seventy-seven hundredths feet (97.77') to the point of tangency of said curve; thence northeasterly on the tangent for a distance of twenty-nine and one hundredth feet (29.01') to a stake at the southwesterly corner of Lot #23; the two preceding courses being the easterly side of Glenwood Street Extended as laid down on a map of Part 1 of Glenwood Heights, made by LeRay S. Rickard, C.E., filed as Map No. 2794, Drawer 146, in the Albany County Clerk's Office; thence easterly along said lot line with an interior angle of ninety degrees (90°) for a distance of six and thirty-four hundredths feet (6.34') to a point, which is one hundred thirteen and sixty-six hundredths feet (113.66') westerly from the northeasterly corner of Lot #21; thence southwesterly on the arc of a circle (making an interior angle of seventy-eight degrees, twenty-eight minutes, twenty-four seconds with the tangent) with a radius of three hundred fifteen feet (315.00') and a central angle of twenty-three degrees, three minutes, twelve seconds (23° 03' 12") for a distance of one hundred twenty-six and seventy-four hundredths feet (126.74') to the point and place of beginning.

Intending hereby to convey a strip of land on the easterly side of Glenwood Street lying between the westerly boundary of the property of William C. Lester and Marjorie R. Lester and the easterly boundary of Glenwood Street Extended as now laid down for the purpose of giving to the parties of the second part access to, over and upon Glenwood Street as laid down.

SUBJECT to all covenants, conditions, easements and restrictions of record and any state of facts an accurate survey may show.

Excepting and reserving therefrom a strip of land a width of twelve feet (12') on the southerly end of said lot adjoining the lands formerly of McKown for a road or highway for the use and benefit of the subdivision lots #1, 2, 3, 5, 6, 7 and 8 of the lot of the heirs of Christian LaGrange, deceased.

Being the same prelises conveyed to the parties of the first part by Philip Vogel and Jean Vogel, his wife, by deed dated December 4, 1951, recorded January 16, 1952, in Albany County Clerk's Office in Book 1297 of Deeds at page 157.

The parties of the first part reserve the right to occupy said premises without payment until Midnight August 22, 1953.

This conveyance is made and accepted subject to an indebtedness secured by a mortgage upon said premises held by The National Savings Bank of the City of Albany, which mortgage was recorded in Albany County Clerk's office on the 25th day of August 1949, Book 1165 of Mortgages, page 413, and (2) on the 17th day of January, 1951, in Book 1231 of Mortgages at page 406, on which there is an unpaid principal of Eleven Thousand Thirty-Five and 19/100 Dollars, (\$ 11,035.19 ), with interest from August 19, 1953 at the rate of 1/2 per cent per annum, which said mortgage debt the parties of the second part hereby assume and agree to pay, as part of the purchase price of the above described premises, and the parties of the second part hereby execute and acknowledge this instrument for the purpose of complying with the provisions of Chapter 502 of the Laws of 1938.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

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

And said William C. Lester and Marjorie R. Lester, his wife, covenant as follows:

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

Second. - That said William C. Lester and Marjorie R. Lester, his wife,

will forever Warrant the title to said premises.

Third. That the grantee 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 any improvement, that has been commenced upon the premises and has not been completed at least four months before the making and recording of this deed, and that the grantors 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 parties hereto have hereunto set their hands and seals the day and year first above written.

In Presence of

William C. Lester

Marjorie R. Lester

Robert H. General

Charles L. Lind



1369 388

State of New York

County of ALBANY  
CITY of ALBANY

On this 17 day of August, in the year  
Nineteen Hundred and Fifty-Three,  
personally appeared

WILLIAM C. LESTER and MARJORIE R. LESTER, his wife,  
to me personally known and known to me to be the same persons described in and  
who executed the within Instrument, and they severally duly  
acknowledged to me that they executed the same.

*Hubert P. White*

State of New York

County of ALBANY  
CITY of ALBANY

On this 17 day of August, in the year  
Nineteen Hundred and Fifty-Three,  
personally appeared

ROBERT H. GRIESEL and ELEANOR L. GRIESEL, his wife,  
to me personally known and known to me to be the same persons described in and  
who executed the within Instrument, and they severally duly  
acknowledged to me that they executed the same.

*Hubert P. White*

Hubert P. White  
Notary Public for the State of New York  
No. 100 in Albany County  
Commission Expires on December 31, 1954  
My Commission Expires March 31, 1954

Notary Public for the State of New York  
No. 100 in Albany County  
Commission Expires on December 31, 1954  
My Commission Expires March 31, 1954

**Deed**

WARRANTY WITH ADVANCE AND USE RESERVE

WILLIAM C. LESTER and  
MARJORIE R. LESTER, his  
wife,

ROBERT H. GRIESEL and  
ELEANOR L. GRIESEL, his  
wife,

Dated August 17, 1953.

County of Albany

RECORDED  
ON THE

Day of Aug 1953

at 1:52 o'clock P.M.  
in LIBER 3169 of DEEDS  
at Page 385 and examined

*Hubert P. White*

1369 388

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OFFICE OF  
ALBANY COUNTY CLERK

AUG 17 1 52 PM '53

ALBANY, N.Y.