

This Indenture

Made the 28th day of January
Nineteen Hundred and Seventy

Between GONZALO TORRENTE-BALLESTER and MARIA FERNANDA DE TORRENTE-BALLESTER, his wife, residing at 20 Glenwood Street in McKownville, Town of Guilderland, County of Albany, State of New York.

OFFICE OF
CLERK OF
ALBANY COUNTY
JAN 4 4 02 PM '70
ALBANY, N. Y.

2007-199

parties of the first part, and

GONZALO TORRENTE-BALLESTER residing at 20 Glenwood Street, McKownville, Town of Guilderland, County of Albany, State of New York

Whereby that the part *party of the second part,* of the first part, in consideration of - - - - -

ONE and NO/100 *part of the second part,* - - - - - Dollar (\$ 1.00)
lawful money of the United States, and other good and valuable consideration
paid by the party *of the second part,* do hereby grant and release unto the
party *of the second part,* his successor
and assigns forever, all that tract, piece or parcel of land with the

improvements thereon and appurtenances thereto situated in the Town of Guilderland, County of Albany, State of New York, known and distinguished as all of Lot No. 18 A and the southerly portion of Lot No. 20 represented on a map of said property prepared by LeRoy S. Rickard dated July 8, 1961 and annexed to that certain deed, recorded in the Albany County Clerk's Office in Book 1741 of Deeds at page 240, said lot being more particularly bounded and described as follows:

BEGINNING at a pipe marking the westerly corner of the premises herein described, said point being also the southeasterly corner of the so-called Parkwood Homes subdivision as shown on that certain map filed in the Albany County Clerk's Office in Drawer 157 as Map No. 3379 said point of beginning being in the northeasterly line of the subdivision known as County Club Highlands and in the southwesterly line of a 12 foot right of way shown on said map (now abandoned and discontinued), and running thence northeasterly along said Parkwood Homes subdivision a distance of 105.9 feet to a point; thence southeasterly with an interior angle of 90 Degrees 14' a distance of 135.43 feet to the northwesterly side of Glenwood Street; thence, southwesterly along the northwesterly side of Glenwood Street with

an interior angle of 89 Degrees 45' a distance of 26.3 to a point of curvature; thence southwesterly on the arc of a circle having an interior angle of 14 Degrees 35' with a radius of 318.86 feet, a distance of 81.16 feet to a pipe marking the point of tangency; thence northwesterly with an interior angle of 75 Degrees 22' to the tangent, a distance of 145.79 feet to the point and place of beginning, the last course making an interior angle of 90 Degrees 04' with the first course hereinbefore described.

SUBJECT to all enforceable conditions, covenants, easements and restrictions of record, and to any state of facts an accurate survey may show. 2007 LA 200

BEING the same premises conveyed to Gonzalo Torrente-Ballester and Maria Fernanda de Torrente-Ballester by Anthony J. DeGaetano by deed dated December 18, 1967 and recorded on the same day in Book 1928 of Deeds at page 195.

This conveyance is made and accepted subject to an indebtedness secured by a mortgage held by National Commercial Bank and Trust Company in the Albany County Clerk's Office on the same day in Book 1918 of Mortgages at page 97, which mortgage obligation the party of the second part does hereby assume and agree to pay as part of the purchase price for the above premises, and the party of the second part does hereby execute and acknowledge this instrument for the purpose of complying with the provisions of Section 5-705 of the General Obligations Law.

To have and to hold the premises herein granted unto the party of the second part, his successors and assigns forever.

And said parties of the first part

First, That the party of the second part shall quietly enjoy the said premises; *covenant as follows:*

Second, That said parties of the first part

will forever ~~Warrant~~ the title to said premises.

2007 201

Third, That, in Compliance with Sec. 13 of the Lien Law, 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 parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

Gonzalo Torrente Ballester

Gonzalo Torrente-Ballester

Maria Fernanda de Torrente-Ballester

Maria Fernanda de Torrente-Ballester

Gonzalo Torrente Ballester

Gonzalo Torrente-Ballester

CONSIDERATION LESS THAN \$100

State of New York
County of Albany

On this 28th day of January
Nineteen Hundred and Seventy

before me, the subscriber, personally appeared

Gonzalo Torrente-Ballester and Maria Fernanda De Torrente-Ballester

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they duly acknowledged to me that they executed the same.

Notary Signature

Notary Public

ALBANY COUNTY

017783

REAL ESTATE

TRANSFER TAX

State of New York

Deal of

Transferor NY 1-70

& Finance



STATE OF NEW YORK

00.00

NY 1-70

NY 1-70

NY 1-70

NY 1-70

State of New York
County of Albany

On this 4th day of

April 1970

at Albany

DEED

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Recorded
MAY 13 1970

at Albany

DEED

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