

This Indenture madeMay 15th 1995.

Between MARY ANN TAFFE, residing at 29 Wexford Road, Delmar, New York, 12054, and JOHN J. SIEGRIST, residing at 22 Rosedale Road, West Hartford, Connecticut, 01607-2928, as Tenants in Common,

LIBER 2534 PAGE 223

party of the first part, and

FRANK A. CATALANO, residing at 104 Second Avenue, Albany, New York, 12202,

(\$ 1.5877)

Witnesseth that the party of the first part, in consideration of ONE AND 00/100 ----- Dollars (\$ 1.00 ----)

lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever and

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, 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 of 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 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 LaGrange, deceased, made by Wm. H. Slingerlands & Sons, Surveyors, filed in the 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 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° 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 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 LaGrange Friebel by warranty deed dated February 17, 1949, and recorded in the Albany County Clerk's Office on that day in Book 1155 of Deeds at page 42.

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 Farm 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 1248 of Deeds at page 389.

ALSO, all that piece of 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 northeasterly on the arc of a circle with a radius of three hundred eight-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 I of Glenwood Heights, made by LeRay S. Rickard, C.E., filed as Map No. 2974, 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 westerly 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 lot's #1, 2, 3, 5, 6, 7 and 8 of the lot of the heirs of Christian LaGrange, deceased.

BEING the same premises conveyed to Mary Ann Taffe and John J. Siegrist, as Tenants in Common, by warranty deed dated May 31, 1994, and recorded in the Albany County Clerk's Office on June 3, 1994, in Book 2510 of Deeds, at page 495.

The premises above described is not in an agricultural district and is entirely owned by the transferors.

COUNTY OF ALBANY
 RECORDS DEEDS
 AS DEPOSITED AND
 RECORDED
 THOMAS G. CLINGAN
 ALBANY COUNTY CLERK

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 party of the second part, the heirs or successors and assigns of the party of the second part forever.

And the party of the first part covenants as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second, That the party of the first part will forever Warrant the title to said premises.

Third, the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

In Presence of


 Mary Ann Taffe


 John J. Siegrist

L.B.
 L.B.
 L.B.
 L.B.

RECEIVED
 \$ 488.00
 100.00
 MAY 22 1995
 COUNTY

STATE OF NEW YORK, COUNTY OF ALBANY ss.:
 On May 15 1995, before me personally came MARY ANN TAFTE,


to me known to be the individual described in, and who executed the foregoing instrument, and acknowledged that she executed the same.


 Notary Public
 JOHN T. MISCONI
 Notary Public, State of New York
 Qualified in Albany County
 My Commission Expires 2/28/96

STATE OF NEW YORK, COUNTY OF ALBANY ss.:
 On April 27th 1995, before me personally came _____ to me known, who, being by me duly sworn, did depose and say that deponent

STATE OF NEW YORK, COUNTY OF ALBANY ss.:
 On _____ before me personally came JOHN J. SIEGRIST

to me known to be the individual described in, and who executed the foregoing instrument, and acknowledged that he executed the same.


 Notary Public
 My Commission Expires Jan. 31, 2000

STATE OF NEW YORK, COUNTY OF ALBANY ss.:
 On April 27th 1995, before me personally came _____ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____

CATALANO
 AVENUE
 NY 12202

