

8/14/70

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**THIS INDENTURE**

Made the 26<sup>th</sup> day of July, Two Thousand One

**LIBER 2687 PAGE 578**

Between LLOYD L. LININGER and JONNA A. LININGER, his wife, individuals residing at 20 Glenwood Street, Albany, New York 12203, parties of the first part, and

GARY R. GNIRREP and SANDRA M. CLARK, individuals residing at 94 Fleetwood Avenue, Albany, New York 12209, parties of the second part,

**WITNESSETH** that the parties 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 parties of the second part, do hereby grant and release unto the parties of the second part, their heirs, successors 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. 18A 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 feet 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.

**BEING** the same premises conveyed to the parties of the first part by Deed dated May 1, 1970 and recorded in the Albany County Clerk's Office on May 1, 1970 in Book 2007 of Deeds at Page 190.

**SUBJECT** to any and all easements, restrictions and covenants of record herein.

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

ALBANY COUNTY CLERK

**TO HAVE AND TO HOLD** the premises herein granted unto the parties of the second part, their heirs, successors and assigns forever.

**AND** said parties of the first part covenant as follows:

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

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

**Third**, That in compliance with Section 13 of the Lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied for the purpose of paying the cost of any 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**

Lloyd L. Lininger L.S.  
Lloyd L. Lininger

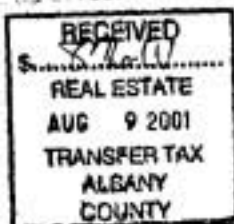
Jonna A. Lininger L.S.  
Jonna A. Lininger

STATE OF NEW YORK ) ss.:  
COUNTY OF ALBANY )

On the 26<sup>th</sup> day of July, 2001 before me, the undersigned, a Notary Public in and for said State, personally appeared Lloyd L. Lininger and Jonna A. Lininger, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.

Richard D. Byman  
Notary Public  
RICHARD D. BYMAN  
Notary Public, State of New York  
Qualified in Albany County  
Exp. No. 02/15/2003  
My Comm. Expires April 30, 2003

**RECORD AND RETURN TO:**  
Stephen D. Farer, Esq.  
18 Corporate Woods Boulevard  
Albany, New York 12211



STATE OF NEW YORK )  
COUNTY OF ALBANY )  
Recorded in DEEDS  
& shown Meron and  
signed  
Thomas G. Clingan  
ALBANY COUNTY CLERK