



**Albany County Clerk
Albany County Court House
16 Eagle Street Rm 128
Albany, NY 12207**

Return to:

LAWRENCE J MAHAR ESQ
105 LAKEHILL RD STE 1B
BURNT HILLS NY 12027

Instrument: Deed

Document Number: 9077679 Book: 2743 Page: 895

Grantor BUTLER, NANCY P

Grantee CHAKOUBIANIAN, BRIAN A

Number of Pages: 4

Transfer Tax Receipt
Albany County Clerk Received:
Trans Tax # 801
.....\$750.00

Amount: \$187500.00

Filing Date/Time: 09/08/2003 at 10:05 AM

Receipt Number: 64174

Note:

THIS PAGE CONSTITUTES THE CLERK'S ENDORSMENT, REQUIRED BY SECTION 316A(5)&
319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH.

Thomas G. Clingan
Thomas G. Clingan, County Clerk

R.R. Lawrence J. Mahar Esq
105 Lakehill Rd
Suite 18
Burrill Hills, N.Y. 12027

4495
756
Warranty Deed - with ...



000862

THIS INDENTURE, Made the 17th day of July, 2003

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BETWEEN

NANCY P. BUTLER, residing at 21 Norwood Street, Albany NY 12203
party of the first part, and

^A ^{11/2}
BRIAN CHAKURMANIAN, residing at 90 Grove Avenue, Albany NY
^A
party of the second part,

Witnesseth that the party 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 party of the second part,
do hereby grant and release unto the party of the second part, his heirs and assigns forever

See Attached Schedule A

SUBJECT to any and all enforceable conditions, covenants, easements and restrictions of
record, if any, affecting said premises.

BEING the same premises conveyed to the party of the first part herein from Robert W.
Butler to Nancy P. Butler and Robert W. Butler, by Deed recorded in the Albany County Clerk's
Office on May 11, 1990 in Liber 2414 of Deeds at Page 1159.

The said Robert W. Butler died a resident of Albany County, New York on April 21,
2003 survived by his wife, Nancy P. Butler, the grantor herein and survivor of the Tenancy by the
Entirety between herself and Robert W. Butler.

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, his heirs and assigns forever,

AND, said party of the first part covenants as follows:

FIRST, That the party of the first part are seized of the said premises in fee simple, and
have good right to convey the same;

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

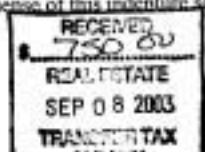
THIRD, That the premises are free from encumbrances, except as aforesaid,

FOURTH, That the party of the first part will execute or procure any further necessary
assurance of the title to said premises;

FIFTH, That the party of the first part will forever WARRANT the title to said premises;

SIXTH, That the party of the first part, 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.

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

IN THE PRESENCE OF

Nancy P. Butler
NANCY P. BUTLER

STATE OF ~~NEW YORK~~ ^{VIRGINIA} ^{Law}
COUNTY OF PR. WILLIAM SS:

On the 17th day of July, 2003, before me, the undersigned, personally appeared Nancy W. Butler, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Shohko Simon
Notary Public - State of ~~New York~~ ^{VIRGINIA} *sent*

Record and Return to:

My commission expires
08/31/06



Fidelity National Title Insurance Company
of New York

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SCHEDULE A (Description)

All that piece or parcel of land, situate in the Town of Guilderland, in the County of Albany and State of New York more particularly bounded and described as follows: Beginning at the intersection of the westerly line of Norwood Street (extension) with the northerly line of the twelve (12) foot right of way and runs thence northerly along the said westerly side of Norwood Street (extension) on the arc of a circle with an interior angle of thirty-three degrees twenty-eight minutes twenty-three seconds ($33^{\circ}28'23''$) and a radius of one hundred fourteen and ninety-six one hundredths (114.96) feet for a distance of sixty-seven and sixteen one hundredths (67.16) feet to a monument at the point of reverse curve, then continuing northerly on a curve to the right with an interior angle of ten degrees thirty-seven minutes twenty seconds ($10^{\circ}37'20''$) and a radius of one hundred sixty and forty-two one hundredths (160.42) feet for a distance of twenty-nine and seventy-four one hundredths (29.74) feet; thence northwesterly with an interior angle of one hundred thirty-nine degrees nineteen minutes ($130.19'$) with the chord for a distance of forty-two (42) feet; thence southwesterly with an interior angle of one hundred seventeen degrees forty-nine minutes ($117^{\circ}17'$) for a distance of forty-four and thirty-seven one hundredths (44.37) feet; thence southwesterly with an interior angle of one hundred fifty-two degrees eleven minutes ($152^{\circ}11'$) for a distance of thirty-two (32) feet to the northerly side of the twelve (12) foot right of way; thence southeasterly along the said northerly side of the twelve (12) foot right of way with an interior angle of ninety degrees ten minutes ($90^{\circ}10'$) for a distance of one hundred twenty-five and seventy-eight one hundredths (125.78) feet to the point and place of beginning, the

Schedule A continued

last course making an interior angle of fifty-one degrees forty-seven minutes ten seconds ($51^{\circ} 47' 10''$) with the chord of the first mentioned course. Being known as Lot No. 1 on a certain map made by LeRay S. Rickard C.E. filed in the office of the Clerk of Albany County as Map No. 2750 on March 6, 1951 in Drawer 145.

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Also all that certain lot, piece or parcel of land situated, lying and being in the Town of Guilderland in the County of Albany and State of New York more particularly bounded and described as follows: Beginning at a point at the intersection of the division line between the lands of Wogel on the west and Catherine Smith on the east and running thence northeasterly along said division line ninety-three (93) feet; thence southeasterly with an interior angle of ninety degrees (90°) for a distance on one hundred twenty-seven and ninety-two one hundredths (127.92) feet to the westerly line of Norwood Street (extension) thence southwesterly with an interior angle of one hundred twenty-eight degrees fifty-eight minutes ($128^{\circ} 58'$) with the chord and along the said westerly line of Norwood Street on the arc of a circle with a radius of one hundred sixty and forty-two one hundredths (160.42) feet and an interior angle of ten degrees seven minutes ($10^{\circ} 7'$) for a distance of twenty-eight and thirty-two one hundredths (28.32) feet; thence northwesterly with an interior angle of fifty one degrees two minutes ($51^{\circ} 2'$) with the chord, for a distance of forty-two feet (42) thence southwesterly with an interior angle of two hundred forty-two degrees eleven minutes ($242^{\circ} 11'$) for a distance of forty-four and thirty-seven one hundredths (44.37) feet, thence westerly with an interior angle of two hundred seven degrees forty minutes ($207^{\circ} 49'$) for a distance of thirty-two (32) feet to the northerly side of the twelve (12) foot right of way thereof; thence northwesterly with an interior angle of eighty-nine degrees fifty minutes ($89^{\circ} 50'$) for a distance of eighty-three (83) feet to the point or place of beginning, the last course making an interior angle of ninety degrees ten minutes ($90^{\circ} 10'$) with the first mentioned course; Being known as Street Number 21 Norwood Street, extension and designated as lot No. 3 on a certain map made by LeRay S. Rickard, C. E. filed in the office of the Clerk of Albany County as Map No. 2750, on March 6, 1951 in Drawer 145.

STATE OF NEW YORK }
 COUNTY OF ALBANY }
 Recorded in DEEDS }
 As Shown Hereon And }
 Examined }
 THOMAS G. CLINGMAN }
 ALBANY COUNTY CLERK }