

DEED

THIS INDENTURE made this 6th day of November, 2015.

BETWEEN STEVEN N. RIDER, presently residing at 26 West Parkwood Street, Albany, New York, party of the first part and, STEVEN N. RIDER, TRUSTEE OF THE STEVEN N. RIDER REVOCABLE TRUST DATED NOVEMBER 6, 2015, presently residing at 26 West Parkwood Street, Albany, New York, party of the second part,

WITNESSETH that the party of the first part, in consideration of ONE and 00/100 (\$1.00) DOLLAR 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, his heirs, successors and assigns forever,

ALL THAT PIECE OR PARCEL OF LAND known as Lot No. 30 lying on the west side of Parkwood Street West in the Hamlet of McKnownville, Town of Guiderland, County of Albany, as shown on a map titled "Map of Resubdivision of Lots 30 and 31 Parkwood Homes owned by Robert L. & Helen M. Hanley" made by Ray S. Richard C.E.L.P.E. & L.S. dated November 2, 1956 with a scale of 1"-20 ft. said Lot No. 30 being more particularly described as follows:

BEGINNING at a point on the Northerly boundary line of Parkwood Street at its intersection with the Northerly boundary line of Parkwood Street West, said point also being in the division line between the lands of the former County Club Highlands on the West and the lands of Parkwood Homes Subdivision on the east, said division line also being the Westerly boundary line of a 12 foot Right of Way extending Northerly across Lot No. 30 from Parkwood Street to the rear line of the lots off Elmwood Street Extension. Thence from the point of beginning on a line having an interior angle of 75°-07'30" a distance of 6.42 ft. along the Northerly Boundary line of Parkwood Street West to a point. Thence on a line having a curve to the left, a radius of 30 feet and a central angle of 65°-20'-30"- a distance of 34.27 ft. to a point on the Westerly boundary line of Parkwood Street, West, thence on a line having a curve to the right, a radius of 158.50 feet and a central angle of 46-04' along said Westerly boundary line a distance of 127.44 feet to a point. Thence on a line having an exterior angle 69°-50'20" with a tangent to the curve at the last mentioned point, a distance of 130.63 feet to a point in a line forming the rear of lots off Elmwood Street Extension. Thence on a line having an interior angle of 104°-04', a distance of 63.67 feet to a point in the first mentioned division line. Thence on a line having an interior angle of 89°-47' a distance of 256.86 feet to the point of beginning.

BEING the same premises conveyed to Steven N. Rider from Miriam C. Rider, by deed dated November 14, 1987 and filed in the Albany County Clerk's Office on January 11, 1988 in Liber 2355, Page 119. Miriam C. Rider having passed away on November 6, 2009, a resident of Albany County, thereby extinguishing her life estate.

Subject to all enforceable easements, restrictions and covenants of record affecting the said premises.

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 and assigns of the party of the second part forever.

That, in compliance with Section 13 of the Lien Law, the party of the first part 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.

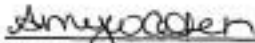
IN WITNESS WHEREOF, the party of the first part has hereunto set his hands and seals the day and year first above written.

IN PRESENCE OF

 L.S.
STEVEN N. RIDER

STATE OF NEW YORK }
 } ss.
COUNTY OF ALBANY }

On this 6th day of November, 2015, before me, the undersigned, personally appeared STEVEN N. RIDER, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public
AMY W. COHEN
Notary Public, State of New York
No. 02CO5074538
Qualified in Albany County
Commission Expires March 17, 2019



ALBANY COUNTY – STATE OF NEW YORK
 BRUCE A. HIDLEY COUNTY CLERK
 16 EAGLE STREET, ALBANY, NEW YORK 12207

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: R2019-24465

Receipt#: 20190351486
 Clerk: KMC
 Rec Date: 11/15/2019 08:52:05 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 3
 Rec'd Frm: RIDER STEVEN

Party1: RIDER STEVEN N
 Party2: RIDER STEVEN N TRUSTEE
 Muni: GUILDERLAND TOWN

Recording:

Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 185.00

Transfer Tax	
Transfer Tax - State	0.00

Sub Total: 0.00

Total: 185.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 2523
 Transfer Tax

Total: 0.00

Record and Return To:

SASE/ AMY COHEN LAW

THIS PAGE CONSTITUTES THE CLERK'S
 ENDORSEMENT, REQUIRED BY SECTION 316-a (5)
 & 319 OF THE REAL PROPERTY LAW OF THE
 STATE OF NEW YORK.

Bruce A. Hidley
 Albany County Clerk