

This Indenture,

Made the 31st day of May

Nineteen Hundred and Fifty-One

Between AUGUSTUS C. LA GRANGE

and KATHERINE P. LA GRANGE, his wife, both residing at Laing St.,

Stop 40, Albany-Schenectady Road, Albany County, State of New York,

State of New York
County of Albany
Recorded on the 31 day
of May A. D. 1951 at
12:28 o'clock P. M. in Liber
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and examined by
Clerk

parties of the first part, and
PHILIP WOGEL and JEAN WOGEL, his wife, both residing at #12 Norwood
Street, City and County of Albany, State of New York,

parties of the second part,
Witnesseth that the parties of the first part, in consideration of

ONE and NO/100-----Dollar (\$ 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 and assigns forever, all
that tract or parcel of land situated in the Town of Guilderland, known
and distinguished as Lot No. Three laid down and represented on a map
of subdivision of property in Guilderland, Albany County, belonging to
the heirs of Christian La Grange, deceased, made by Wm. H. Slingerland
& Son, Surveyors, and on file in the Clerk's Office of Albany County, N.Y.
Said lot is bounded and described as follows, to wit:

BEGINNING at a point in the most southerly corner of the lot to
be described and in the line of the lands of Wm. J. McKown and runs
thence along the west line of Lot No. 4 of said subdivision N. 47 degrees
30' E. 13.00 chains, thence N. 42 degrees 30' W. 4.00 chains and 2 links
to the most easterly corner of subdivision No. 2, thence along the
easterly line of said Lot No. 2 S. 47 degrees 30' W. 13.00 chains to the
lands of said Wm. McKown; thence along the same S. 42 degrees 30' E. 4.00
chains 2 links to the place of beginning, containing 5.23 acres of land.
Excepting and reserving a strip of land of the width of 12 feet on the
southerly end of said lot adjoining the lands of said McKown for a road
or highway for the benefit and use of subdivision Lots No. 1, 2, 3, 4,
5, 6, 7, and 8 of the whole lot of Christian LaGrange, deceased.

Also, excepting and reserving out of and from said premises all
that lot or parcel of land bounded and described as follows:-

BEGINNING at the southeasterly corner of Lot No. 3 and running
west along the southerly line of Lot No. 3 for a distance of 50 feet,
thence north on a line parallel with the east line of Lot No. 3 for a
distance of 200 feet, thence east to the east line of Lot No. 3, thence
south along the east line of Lot No. 3 to the point of beginning.

Being a portion of the premises conveyed to Jane LaGrange by
Susan Barkhuff and another by deed dated November 3, 1890 and recorded
in Albany County Clerk's Office November 3, 1890 in Book 421 of Deeds
at page 351.

Being also the same premises devised to Nicholas LaGrange by
the Last Will and Testament of Jane LaGrange, duly admitted to probate
by the Surrogate's Court of Albany County July 7, 1933 and recorded
in the office of said Surrogate in Book 78 of Wills at page 576.

Being the same premises conveyed by the said Nicholas LaGrange
to the grantors herein by warranty deed dated August 23, 1945 and
recorded in the office of the Clerk of the County of Albany on August
27, 1945 in Book 971 of Deeds at page 403.

Subject to all covenants, easements, conditions and restrictions

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Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

To have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

And said parties of the first part

First, That the parties 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.

Third, That, in Compliance with Sec. 15 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 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 seal the day and year first above written.

In Presence of

Augustus C. LaGrange
Augustus C. LaGrange
Katherine P. LaGrange
Katherine P. LaGrange

City of Albany
State of New York
County of Albany
before me, the subscriber, personally appeared

On this 31st day of May
Nineteen Hundred and Fifty-One

AUGUSTUS C. LA GRANGE and KATHSHINE P. LA GRANGE, his wife,

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.

Emma Bellon
Notary Public
State of New York
Residing in Albany County
My Comm. expires 3/31/53



1207-370