

This Indenture,

Made the 26th day of November
Nineteen Hundred and Fifty-four

State of New York
County of Albany) ss.

Recorded on the 26th day
of Nov. J. D., 1954
4:34 o'clock P. M. in Liber
1427 of DEEDS at page 137
and admitted.

[Signature]
Clerk

Between JAMES J. SMITH, residing at No. 21 Norwood Street, in the Town of Guilderland, County of Albany and State of New York,

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party of the first part, and

CHARLES W. PARSONS and EDITH M. PARSONS, his wife, residing at No. 1247 Western Avenue in the Town of Guilderland, County of Albany and State of New York,

parties 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 parties of the second part, do as hereby grant and release unto the parties of the second part, their heirs and assigns forever, all that certain lot, piece or parcel of land in the Town of Guilderland, County of Albany and State of New York, briefly described as follows:

Beginning at a point in the northeasterly line of the Country Club Highlands, formerly the property of Wm. J. McKown, at a point where it is intersected by the northwesterly line of premises conveyed by Jean Vogel to James J. Smith by deed dated July 30, 1954 and recorded in Albany County Clerk's Office on July 30, 1954 in Book of Deeds 1411 at page 157, and continuing northeasterly along the northwesterly line of the premises so conveyed to James J. Smith a distance of 49.40 feet; thence northwesterly with an interior angle of 119 degrees 11 minutes 10 seconds a distance of 118.33 feet to the southeasterly line of a proposed street to be known as Parkwood Street East; thence southwest-erly along the said proposed street on the arc of a circle with an interior angle of 32 degrees 3 minutes 20 seconds and a radius of 158.50 feet for a distance of 88.69 feet to a point of reverse curve; thence southerly along said proposed street on the arc of a circle with an interior angle of 76 degrees 8 minutes 20 seconds and a radius of 35 feet for a distance of 46.92 feet to a point of tangency; thence southeasterly along said tangent for a distance of 5.71 feet; thence southeasterly and with an interior angle of 104 degrees 59 minutes 30 seconds and along the northerly line of Country Club Highlands (formerly McKown) a distance of 156.22 feet; thence continuing south-esterly along the line of premises formerly Country Club Highlands with an interior angle of 179 degrees 55 minutes a distance of 24.55 feet to the point or place of beginning, the last course making an interior angle of 90 degrees 2 minutes with the first mentioned course.

Subject to the exception and reservation of a strip of land of the width of 12 feet on the southerly (southwesterly) end of said lot adjoining the land formerly of Wm. J. McKown for a road or highway for the benefit of Lots #1, 2, 3, 4, 5, 6, 7 and 8, subdivision of the whole lot of Christian La Grange, deceased.

Being part of the same premises conveyed by Jean Vogel to James J. Smith by deed dated July 30, 1954 and recorded in Albany County Clerk's Office on July 30, 1954 in Book 1411 of Deeds at page 157.

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

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

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And said JAMES J. SMITH, party of the first part,

covenants as follows:
First, That the parties of the second part shall quietly enjoy the said premises;

Second, That said JAMES J. SMITH, party of the first part,

will forever Warrant the title to said premises.

Third, That, 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.

In Witness Whereof, the part y of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of

The actual consideration herein is less than \$100.00.

James J. Smith

State of New York
County of Albany

ss.

On this 26th day of November
Nineteen Hundred and Fifty-four

before me, the subscriber, personally appeared

JAMES J. SMITH

to me personally known and known to me to be the same person described in and who executed the within Instrument, and he duly acknowledged to me that he executed the same.

Henry P. ...

Notary Public