This Indenhure State of New_York an County of Sele Recorded on the 24 J. D., 19.5 Hit 34 o'clock D M. in liber Made the day of November

Mineteen Hundred and Fifty-four -

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

LINER 1427 Mar 137

sterry

party of the first part, and

142 7 of DEEDS at page/

and exdmined.

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 part y of the first part, in consideration of One-----

---- Dollar 18 1.00 lauful 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 and assigns forever, all part ies of the second part, their heirs that certain lot, piece or parcel of land in the Yown 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 Bighlands, formerly the property of Wm. J. McKown, at a point where it is intersected by the northwesterly line of pramises conveyed by Jean Nogel 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 22 fort to the contheasterly line of 10 seconds a distance of 118.33 feet to the southeasterly line of a proposed street to be known as Parkwood Street East; thence southwesterly 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 fest; thence continuing southeasterly along the line of premises formerly Country Club Highlands with an interior angle of 1795 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 Wogel to James J. Smith by deed dated July 30, 1954 and recorded in Albany County Clerk's Office on July 30, 1954 in Book 144 of Deeds at page 167.

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.

BER 1427 MAGE 138

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.

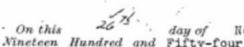
In Witness Whereof, the part y of the first part ha S hereunto set his and seal the day and year first above written. hand

In Presence of

The actual consideration herein is less than \$100.00.

Ama

State of New York County of Albany



day of November

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 heduly acknowledged to me that he executed the same.