

This Indenture,

Made the 24th day of November
Nineteen Hundred and Fifty-four.

State of New York
County of Albany } ss.

Recorded on the 26 day
of Nov. A. D., 1954 at
4:33 o'clock P. M. in Liber
1427 of DEEDS at page 141
and examined.

Donald Lynd

~~Between~~ 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,

LIBER 1427 PAGE 141

parties of the first part, and

EMMA M. HOAG, residing at (no street number) Elmwood Street in the Town
of Guilderland, County of Albany and State of New York,

party of the second part,

Witnesseth that the parties 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, her heirs and assigns forever, all
that tract or parcel of land situate in the Town of Guilderland, County
of Albany and State of New York, known and designated as the easterly
one-half of Lot No. 2 as laid down and represented on a map of sub-
division of property belonging to the heirs of Christian LaGrange,
deceased, made by William H. Slingerland and Son, and on file in the
Albany County Clerk's Office, said lot being bounded and described as
follows, to wit:

Beginning at a point in the southeast corner in the line of lands
belonging to Wm. J. McKom in 1877 and running thence along the west
line of Lot No. 3 in said subdivision north 47 degrees 30 minutes east
13 chains; thence north 42 degrees 30 minutes west 2 chains 1 link;
thence on a line parallel with the east line of said Lot No. 2, south
47 degrees 30 minutes west 13 chains to the said lands belonging to
Wm. J. McKom, thence along the same south 42 degrees 30 minutes east
2 chains and 1 link to the place of beginning, containing 2.123 acres
of land.

Being the easterly one-half of the same premises as conveyed by
deed recorded in Book 630 at page 178, and excepting and reserving a
strip of land 12 feet wide on the south end of the said lot adjoining
the said lands of Wm. J. McKom for road or highway for the use and
benefit of subdivision Lots Nos. 1, 2, 3, 4, 5, 6, 7 and 8 of the whole
lots of Christian La Grange, deceased.

Also being the same premises conveyed by Charles W. Parsons and
Edith M. Parsons, his wife, and Bertrand B. Hoag and Emma M. Hoag,
his wife, to Charles W. Parsons and Edith M. Parsons, his wife, by deed
dated August 9, 1929 and recorded August 22, 1929 in Albany County
Clerk's Office in Book 805 of Deeds at page 438.

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 party of the second part, her heirs and assigns forever.

LIBER 1427 PAGE 142

And said CHARLES W. PARSONS and EDITH M. PARSONS, his wife, parties of the first part,

covenant as follows:

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

Second, That said CHARLES W. PARSONS and EDITH M. PARSONS, his wife, parties 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 s 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 ha ve hereunto set their hands and seals the day and year first above written.

In Presence of

The actual consideration herein is less than \$100.00.

1 Charles W. Parsons
1 Edith M. Parsons

State of New York
County of Albany.

ss.

On this 24th day of November
Nineteen Hundred and Fifty-four
before me, the subscriber, personally appeared

CHARLES W. PARSONS and EDITH M. PARSONS, his wife,

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

John A. Baillie
Notary Public

JOHN A. BAILLIE, JR.
Notary Public in the State of New York
Residence in Albany County
My Commission Expires March 26, 1956