

This Indenture,

Made the 24th day of November

Nineteen Hundred and Fifty-four.

State of New York
County of Albany }

Recorded on the 26 day
of Nov. J. D. 1954
4:34 o'clock P. M. in Liber
1427 of DEEDS at page 146
and examined.

LIBER 1427 PAGE 146

James J. Smith
Clerk

~~Bellevue~~ 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 first part, and

JAMES J. SMITH, residing at 21 Norwood Street in the Town of Guilderland, County of Albany and State of New York,

party 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 party of the second part, does hereby grant and release unto the party of the second part, his 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 the premises conveyed by Jean Vogel to James J. Smith by deed dated July 30, 1954, and recorded in the Albany County Clerk's Office July 30, 1954 in Book of Deeds 1411 at Page 167, and continuing northeasterly along the northwesterly line of the premises so conveyed to James J. Smith a distance of eight hundred fifty-six feet (856 ft.), more or less, to a point in the southwesterly line of the Albany Country Club, and thence with an angle of ninety (90) degrees northwesterly and along the southwesterly line of the Albany Country Club a distance of two hundred eighty-two and sixty-seven hundredths feet (282.67 ft.), more or less to a point at the southeasterly corner of premises of Frank R. Wade and wife, and thence southwesterly with an interior angle of ninety (90) degrees seven (7) minutes along the line of Frank R. Wade and wife and a continuation thereof along the line of others as fixed by a boundary line agreement dated October 6, 1954, between Emma M. Hoag and Frank R. Wade et al recorded in the Albany County Clerk's Office on November 22, 1954, which line is the easterly line of Lot #1 of the lands of the heirs of Christian La Grange, deceased, a distance of eight hundred fifty-six and twenty-seven hundredths feet (856.27 ft.), more or less, to a point in the northeasterly line of premises formerly of Wm. J. McKown, known as Country Club Highlands, thence southeasterly with an interior angle of eighty-nine (89) degrees forty-seven (47) minutes along the said line now or formerly of Wm. J. McKown a distance of two hundred eighty-four and thirty-nine hundredths feet (284.39 ft.), more or less, to the point or place of beginning, making an interior angle of ninety (90) degrees forty (40) minutes with the first described line.

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

Being the same premises designated as premises formerly Parsons and Hoag on a "Map of Property of James J. Smith, Lot 2, and Westerly Part of Lot 3, etc." made by Le Roy S. Rickard, dated September 8, 1954,

and intended to be recorded in the Albany County Clerk's Office simultaneously herewith and including, among other property, the same premises conveyed by Charles W. Parsons and Edith M. Parsons, his wife, to Emma M. Hoag by deed dated November 24, 1954 and recorded in the Albany County Clerk's Office on November 26, 1954, and also including premises conveyed by Charles W. Parsons and Edith M. Parsons, his wife, and Bertrand B. Hoag and Emma M. Hoag, his wife, to Bertrand B. Hoag and Emma M. Hoag, his wife, by deed dated August 9, 1929 and recorded August 22, 1929 in Book 805 at Page 436, the said Bertrand B. Hoag having died intestate a resident of Albany County on or about JAN 12, 1932.

Excepting from the premises heretofore described the following premises:

All that certain lot, piece or parcel of land situate, lying and being in the Town of Guilderland, County of Albany and State of New York, bounded and described as follows, viz.:

Beginning at a point 166.67 feet measured northeasterly along the division line between premises of Emma M. Hoag on the southeast and premises as shown on "Amended Map of Elmwood Street Extension" on the northwest from an iron pipe located at the intersection of said division line with the northeasterly line of Country Club Highlands (formerly McKown), being the southwesterly corner of the premises heretofore described, and running thence northeasterly along said division line for a distance of 75.6 feet to a point; thence southeasterly with an interior angle of 90 degrees 07 minutes and 00 seconds for a distance of 99.10 feet to the westerly side of a proposed street to be called Parkwood Street West; thence southwesterly with an angle of 90 degrees and along the said proposed street a distance of 59.10 feet to a point; thence southwesterly and still along the said proposed street on the arc of a circle with an interior angle of 6 degrees 25 minutes 20 seconds and a radius of 158.50 feet for a distance of 17.77 feet to a point; thence northwesterly for a distance of 100.25 feet to the point or place of beginning; the last course making an interior angle of 89 degrees 53 minutes with the first mentioned course.

The party of the first part hereto hereby retains for herself, her heirs and her assigns the right to use the existing access roadway for all ordinary purposes of ingress and egress over the same until such time as the proposed roadway in front of the premises retained by the party of the first part has been constructed and accepted by the Town of Guilderland, at which time this right of way shall cease.

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 y of the second part, his heirs and assigns forever.

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And said EMMA M. HOAG, party of the first part,

covenants as follows:

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

Second, That said EMMA M. HOAG, 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 her hand and seal the day and year first above written.

In Presence of



Emma M. Hoag

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

EMMA M. HOAG

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

John S. Bartlett, Jr.
Notary Public

JOHN S. BARTLETT, JR.
Notary Public in the State of New York
Residing in Albany County
My Commission Expires March 30, 1956