

This Indenture,

Made the 26th day of November

Nineteen Hundred and Fifty-four

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State of New York
County of Albany } ss.Recorded on the 26 day
of Nov. A. D., 1954 at
11:24 o'clock P. M. in Liber
1427 of DEEDS at page 152
and examined.*Donald Lynde*

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

party of the first part, and
his wife,

ROBERT L. HANLEY and HELEN M. HANLEY, residing at (no street number) Elmwood Street, 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 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 an iron pipe at the southwesterly corner of the premises heretofore described, which iron pipe is also at the intersection of the northeasterly line of the Country Club Highlands (formerly McKown) and the southeasterly line of lots as shown on "Amended Map of Elmwood Street Extension" and running thence 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 for a distance of 46.67 feet to a point; thence southeasterly with an interior angle of 118 degrees 12 minutes 40 seconds for a distance of 133.96 feet to the westerly side of a proposed street to be known as Parkwood Street West; thence southerly along the said proposed street on the arc of a circle with an interior angle of 52 degrees 08 minutes 20 seconds and a radius of 158.50 feet for a distance of 144.24 feet to a point of reverse curve; thence southerly along said proposed street on the arc of a circle with an interior angle of 65 degrees 20 minutes 30 seconds and a radius of 30 feet for a distance of 34.21 feet to a point of tangency; thence southwesterly along said tangent for a distance of 6.42 feet to the aforementioned northerly line of Country Club Highlands (formerly McKown); thence northwesterly along said northeasterly line of Country Club Highlands with an interior angle of 75 degrees 07 minutes 30 seconds for a distance of 169.26 feet to an iron pipe; thence continuing along said line with an interior angle of 180 degrees 02 minutes 00 seconds for a distance of 87.60 feet to the point and place of beginning, the last course making an interior angle of 89 degrees 47 minutes 00 seconds with the first mentioned course, contains 12,500 square feet, more or less.

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 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.

ALSO, 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 46.67 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) and running thence northeasterly along said division line for a distance of 120.0 feet to a point; thence southeasterly with an interior angle of 90 degrees 07 minutes 00 seconds for a distance of 100.25 feet to the westerly side of a proposed street to be called Parkwood Street West; thence southerly along the said proposed street on the arc of a circle with an interior angle of 21 degrees 40 minutes 20 seconds and a radius of 158.50 feet for a distance of 59.95 feet to a point; thence northwesterly on a radial line for a distance of 133.96 feet to the point and place of beginning; the last course making an interior angle of 61 degrees 47 minutes 20 seconds with the first mentioned course, contains 9,820 square feet, more or less.

Being part of the same premises conveyed by Emma M. Hoag to James J. Smith by deed dated November 1954 and intended to be recorded in the Albany County Clerk's Office at or about the same time as this instrument.

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 ha = 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

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.

Philip H. Johnson

Notary Public

PHILIP H. JOHNSON
Notary Public in and for the State of New York
Qualified in Albany County
Certificate filed in Broome County
Commission expires March 30, 1954