

**This Indenture,**

GIVEN 1610 PAGE 171

Made the 22nd day of April, Nineteen Hundred and Fifty-nine.

Between EDITH M. PARSONS VAN DENBERGH, residing at No. 1247 Western Avenue, in the Town of Guilderland, County of Albany, State of New York,

part Y of the first part, and  
ROBERT L. HANLEY, residing at No. 28 West Parkwood Street, in the Town of Guilderland, County of Albany, State of New York,

Witnesseth that the part Y of the first part, in consideration of - - - - -  
 ONE and no/100 - - - - - Dollar (\$1.00 - - - - -)  
 lawful money of the United States, and other good and valuable consideration paid by the part Y of the second part, do es hereby grant and release unto the part Y 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 southeasterly line of premises conveyed by Jean Wegel to James J. Smith by deed dated July 30, 1954 and recorded in the Albany County Clerk's Office on July 30, 1954 in Book 1411 of Deeds at page 167, and continuing northeasterly along the southeasterly line of premises so conveyed to James J. Smith a distance of 49.45 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 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 feet; thence continuing southeasterly 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 the same premises conveyed by James J. Smith by deed to Charles W. Parsons and Edith M. Parsons, his wife, dated May 15, 1956, and recorded in the Albany County Clerk's Office on the same date in Book 1492 of Deeds at page 326.

That Charles W. Parsons died testate a resident of the Town of Guilderland, County of Albany, State of New York, on or about May 3, 1957. That the said Edith M. Parsons, widow, remarried and is now known as Edith M. Van Denbergh.

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.

And said party of the first part

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

Second, That said party of the first part

will forever Warrant the title to said premises.

Third, Subject to the trust fund provisions of section thirteen of the New Law.

In Witness Whereof, The parties hereto have hereunto set their hands and seals the day and year first above written.

The consideration for this conveyance is more than the sum of \$100.00.

*Edith M. Parsons Van Duesenberg*

State of New York  
 County of ALBANY

ss.

On this 22nd day of April  
 Nineteen Hundred and Fifty-nine

before me, the subscriber, personally appeared

EDITH M. PARSONS VAN DUESBERG

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.*

JOHN S. BARTLETT, JR.  
 Notary Public in the State of New York  
 Expires in 1959 at Albany, N. Y.  
 My Commission Expires March 20, 1959

01518

OFFICE OF  
 ALBANY COUNTY CLERK

APR 23 3 28 PM '59  
 ALBANY, N. Y.

**Deed**

EDITH M. PARSONS VAN DUESBERG

TO

ROBERT L. BARTLEY

Dated, 22 19 59

State of New York

County of Albany ss.

RECORDED ON THE

2 days of Apr 22 1959  
 at 3:28 o'clock P.M.

INDEXED 4/22/59 of DEEDS  
 at PAGE 177 unrecorded

*Donald Boyd*

Please return to:  
 John S. Bartlett, Jr.  
 Box 7