

This Indenture

USA 1744 REG 425

Made the 21st day of JANUARY Nineteen Hundred and SIXTY-THREE Between ROBERT L. HANLEY and HELEN M. HANLEY, his wife, Grantors, residing at 6 Leto Road, Westmere, County of Albany, State of New York,

parties of the first part, and JESSIE B. VAN DENBERGH, as Grantee, residing at 1247 Western Avenue, City and County of Albany, 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 past and other good and valuable consideration paid by the party of the second part JESSIE B. VAN DENBERGH to the parties of the first part ROBERT L. HANLEY and HELEN M. HANLEY, does hereby grant and release unto the party of the second part, his heirs and assigns forever, all that piece or parcel of land known as Lot No. 30 lying on the West side of Parkwood Street West in the Hamlet of McKnownville, Town of Guilderland, County of Albany, as shown on a map titled "Map of Resubdivision of Lots 30 & 31 Parkwood Homes owned by Robert L. & Helen M. Hanley", made by Ray S. Rickard C.E.L.P.E. & L.S. dated November 2, 1956 with a scale of 1"=20 ft. said Lot No. 30 being more particularly described as follows:

BEGINNING at a point on the Northerly boundary line of Parkwood Street at its intersection with the Northerly boundary line of Parkwood Street West, said point also being in the division line between the lands of the former Country Club Highlands on the west and the lands of Parkwood Homes Subdivision on the east, said division line also being the Westerly boundary line of a 12 foot Right of Way extending Northerly across Lot No. 30 from Parkwood Street to the rear line of the lots off Elmwood Street Extension. Thence from the point of beginning on a line having an interior angle of 75°-07'-30" a distance of 6.42 ft. along the Northerly boundary line of Parkwood Street West to a point. Thence on a line having a curve to the left a radius of 30 feet and a central angle of 65°-20'-30" a distance of 34.27 ft. to a point on the Westerly boundary line of Parkwood Street West, thence on a line having a curve to the right, a radius of 158.50 feet and a central angle of 46°-04', along said Westerly boundary line a distance of 127.44 feet to a point. Thence on a line having an exterior angle 69°-50'-20" with a tangent to the curve at the last mentioned point, a distance of 130.63 feet to a point in a line forming the rear of lots off Elmwood Street Extension. Thence on a line having an interior angle of 104°-04', a distance of 63.67 feet to a point in the first mentioned division line. Thence on a line having an interior angle of 89°-47' a distance of 256.86 feet to the point of beginning.

Being a portion of the same premises conveyed to the grantors herein by James J. Smith by Warranty Deed dated November 26, 1954 and recorded the same date in the Albany County Clerk's office in Book 1427 of Deeds at Page 152; the remaining portion of the above premises as designated in deed dated November 26, 1954 from James J. Smith to the grantors herein was conveyed by Robert L. Hanley and Helen M. Hanley, his wife to Joseph R. Scally and Marlene A. Scally, his wife by Warranty Deed dated October 11, 1960 and recorded the same date in the Albany County Clerk's Office in Book 1664 of Deeds at Page 119.

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ALBANY, N. Y.

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, his heirs and assigns forever.

And said Parties of the First Part

do covenant as follows:
First, That the party of the second part shall quietly enjoy the said premises;

Second, That said 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 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 have hereunto set their hand and seal the day and year first above written.

In Presence of

Joseph A. Cutro

Robert L. Hanley
Helen M. Hanley

State of New York
County of ALBANY

On this 21st day of JANUARY
Nineteen Hundred and SIXTY-THREE

before me, the subscriber, personally appeared

ROBERT L. HANLEY and HELEN M. HANLEY

to me personally known and known to me to be the same persons described in and who executed the within instrument, and they duly acknowledged to me that they executed the same.



Joseph A. Cutro
Notary Public

JOSEPH A. CUTRO
Notary Public, State of New York
Qualified in Saratoga County
Commission Expires 1954

Deed
WARRANT WITH LIEN COVENANT

ROBERT L. HANLEY and HELEN M. HANLEY

TO

JESSIE B. VAN DUNGEN

Dated, JANUARY 21st 1953

State of New York

County of Saratoga 98.

RECORDED ON THE
2nd day of Jan. 22 1953
at 2:57 o'clock P.M.
in Lines 2, 4, 8 of Deeds
at Page 517 - unadvised

Joseph A. Cutro

Return to Foster + Cutro
100 Law, Foster St. Prof
911 State St. Albany