

# This Indenture

JRS 1904 PAGE 301

Made the *24th* day of  
 April *Nineteen Hundred and Sixty-seven*

Between

MERRITT A. CLINE and EDITH C. CLINE, his wife, residing  
 at 2186 Edythe Drive, Dunedin, Florida, NY 12-674022 211 20\*\*\*

part les of the first part, and

MELVIN L. BERN and ANITA BERN, his wife, 56 F. Weis Road,

Albany, New York, as Tenants by the Entirety

Witnesseth that the parties of the first part, in consideration of *part les of the second part,*

----- TEN ----- Dollars (\$ 10.00 )  
 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 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 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 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 49.85 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 street known as Parkwood Street East; thence  
 southwesterly along the said 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 86.69 feet to a point of reverse curve;  
 thence southerly along said 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 16.92 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 south-  
 easterly 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 LaGrange, deceased.

Subject also to all covenants, assessments and restrictions of  
 record.

Being the same premises conveyed to the parties of the first part  
 herein by ROBERT L. HAKLEY by deed dated September 27, 1961, and re-  
 corded in the Office of the Clerk of the County of Albany on Septem-  
 ber, 1961 in Book 1697 of Deeds, at Page 249.

Witness my hand and seal of my office  
 this 24th day of April, 1967  
 at Albany, New York  
 Notary Public  
 in and for the County of Albany

L. W. HARRIS

10 11 11 11 11



Together with the appurtenances and all the estate and rights of the part 102 of the first part in and to said premises.

To have and to hold the premises herein granted unto the part 102 of the second part, their heirs and assigns forever.

And said parties of the first part

First, That the part 102 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 a 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 102 of the first part ha ve hereunto set their hands and seals the day and year first above written.

In Presence of  
*Merritt A. Cline*  
*Mary Jane McFadden*

*Merritt A. Cline*  
*Edith C. Cline*

State of ~~NEW YORK~~ FLORIDA  
 County of *Pinellas* } ss.

On this *24th* day of April  
 Nineteen Hundred and Sixty-seven

before me, the subscriber, personally appeared

MERRITT A. CLINE and EDITH C. CLINE

to me personally known and known to me to be the same person described in and who executed the within instrument, and the y acknowledged to me that the y executed the same.

*Mary Jane McFadden*

Notary Public, Fla. - 1171

No 12496

STATE OF FLORIDA } ss.  
 COUNTY OF PINELLAS

I, Harold Mullenbore, Clerk of the County of Pinellas, and also Clerk of the Circuit Court of the said County, the same being a Court of Record.

DO HEREBY CERTIFY THAT, *Mary Jane McFadden* whose name is subscribed to the certificate of the proof or acknowledgment of the annexed instrument and thence writes, was at the time of taking such proof and acknowledgment, a Notary Public, in and for said County, residing therein, duly commissioned and sworn, and authorized by the laws of said State to take the acknowledgments and proofs of deeds or conveyances, for land, tenements or hereditaments in said State, to be recorded thence. And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe the signature to said certificate of proof or acknowledgment is genuine: that I have compared the impression of the said official thence with a specimen impression thereof filed or deposited in my office, and that I believe the impression of the seal upon the original certificate is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County, this *24th* day of *April* 19*67*

HAROLD MULLENBORE, Clerk Circuit Court.

By *Merritt A. Jewett*  
 Deputy Clerk

10 12 1967