

11⁰⁰
This Indenture

Made the 9th day of September Nineteen Hundred and Seventy-Four
Between HELEN M. HANLEY MATIE, as Executrix and Trustee under the Last Will and Testament of EDITH M. VAN DENBERGH, and INDIVIDUALLY as well LIBER 2087 PAGE 757

party of the first part, and

THOMAS L. RIDER and MIRIAM C. RIDER, his wife, as Tenants by the Entirety, both residing at 40 Davis Avenue, Albany, 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, does hereby grant and release unto the parties of the second part, their 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: 16.50

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°-54' 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 Jessie B. Van Denbergh 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 Jessie B. Van Denbergh 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.

BEING the same premises conveyed by Jessie B. Van Denbergh to Edith M. Parsons Van Denbergh by warranty deed dated January 21, 1963 and recorded on January 22, 1963 in the Albany County Clerk's office in Book 1744 of Deeds at Page 427.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,
 To have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

And said party of the first part

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

Second, That said 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 party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of Individually and as Edith M. Van Denbergh Executrix and Trustee u/l/w Edith M. Van Denbergh

State of New York
 County of Albany

On this 9th day of September Nineteen Hundred and Seventy-Four before me, the subscriber, personally appeared

HELEN M. HANLEY MATIE, Executrix and Trustee u/l/w

EDITH M. VAN DENBERGH, AND INDIVIDUALLY AS WELL

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

William A. Stone
 Notary Public

Red
 WARRANTY WITH LIEN CONVEYANCE

HELEN M. HANLEY MATIE,
 Executrix and Trustee u/l/w
 EDITH M. VAN DENBERGH

TO

THOMAS L. RIDER and
 BRIAN C. RIDER, his wife,
 is Tenants by the Entirety

Dated, Sept. 9 1974

STATE OF NEW YORK

County of _____ ss.

RECORDED ON THE

day of SEP. 10
 at Albany N.Y.
 in Liber _____ of Deeds
 at Page _____ and examined

R+R

Wagnon, Main
 90 State St.

Albany, N.Y.