

Made the 31st day of October, Nineteen Hundred and Fifty

BETWEEN EMMA E. VAN LOAN, residing at 1443 Western Avenue, Town of Guilderland, County of Albany, State of New York, party of the first part, and LOUISE W. PERRY, residing at 229 Ward Parkway, Kansas City, Missouri, RUTH W. SNOWDEN, residing at 1920 North Ross Street, Santa Ana, California and MARY W. CHAPLIN, residing at 25 Parkwood Street, McKownville, Town of Guilderland, Albany County, 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 considerations paid by the parties of the second part, does hereby remise, release, and quitclaim unto the parties of the second part, their heirs and assigns forever, an undivided three-fourths of all that certain piece or parcel of land situate, lying and being in the town of Guilderland, Albany County, State of New York, being the farm known as the McKown Hotel Farm, bounded and described as follows: Beginning at a point in the center of the Great Western Turnpike at the southeast corner of said farm and runs then north 48 degrees 30 min., east 6.98 ch. to northwest corner of Wm. Knowles; thence north 40 degrees 50 min. west 69.20 ch. to northwest corner of said farm; thence south 45 degrees 15 min. west 12.25 ch. to the northwest corner of Hein's lot; thence south 56 degrees 15 min. east 3.18 ch. thence south 45 degrees 15 min. west 3 ch. thence north 56 deg. 15 min. west 3.18 ch. thence south 48 deg. 15 min. west 5.57 ch. to corner of Church lot; thence south 55 deg. east 5.75 ch. thence south 35 deg. 15 min. west 3.18 ch. to north bounds of Turnpike; thence along Turnpike north 55 deg. west 6.05 ch. to west line of farm; thence south

45 deg. 15 min. west 84 lks. to center of Road; thence south 67 deg. east 9.88 ch. to northeast bounds of Road; thence south 56 deg. 30 min. east 7.37 ch. to a maple tree; thence south 75 deg. 30 min. east 6.81 ch. thence south 15 deg. 45 min. west 5.82 ch. thence south 8 deg. west 2.10 ch. along Gus Ziehm; thence south 54 deg. east 20.75 ch. to a marked pine; thence north 50 deg. east 12.20 ch. thence south 43 deg. 10 min. east 7.04 ch. thence north 50 deg. east 7.91 ch. to center of Great Western Turnpike; thence along Turnpike south 55 deg. 20 min. east 12.79 ch. to the place of beginning. Containing 184.35 acres of land.

Excepting and reserving however the following parcels of property which are within the above described boundary of the McKown Farm:

(1) One acre of land conveyed to School District No. 11, by deed recorded in Albany County Clerk's Office in Book 304 of deeds at page 12.

(2) Lot on the south side of Great Western Turnpike, east of School House Road, conveyed to Selenia A. Witbeck by deed recorded in Albany County Clerk's Office in Book 567 of deeds at page 223.

(3) Lot on south side of Great Western Turnpike conveyed to Harmon E. Vedder, Jr. and wife by deed recorded in Albany County Clerk's Office in Book 567 of deeds at page 450.

(4) Lot fifty (50) feet by two hundred (200) feet on the easterly side of School House Road conveyed by William H. Witbeck to John McCann and Emma McCann, recorded in Albany County Clerk's Office in Book 739 of deeds at page 23.

(5) Lot approximately seventy-five (75) feet by two hundred (200) feet on the easterly side of School House Road conveyed to Marcus Toedt by deed recorded April 5, 1916 in Albany County Clerk's Office in Book 651 of deeds at page 64 and by correction deed recorded December 21, 1920 in Book 679

of deeds at page 465.

(6) A plot of land of about one acre on the easterly side of School House Road conveyed to James E. Allanson, Sr., recorded in Albany County Clerk's Office in Book 567 of deeds at page 406.

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(7) A plot of land fronting one hundred and three tenths (100.3) feet on the northerly side of Great Western Turnpike at the extreme easterly end of said property conveyed by William H. Witbeck to Arthur F. Pitkin and Benjamin F. Witbeck by deed recorded in Albany County Clerk's Office in Book 603 of deeds at page 197.

(8) A plot of land sixty-five (65) feet by Two hundred (200) feet adjoining above parcel No. 7 also conveyed by William H. Witbeck to Arthur F. Pitkin and Benjamin F. Witbeck by deed recorded in Albany County Clerk's Office in Book 603 of deeds at page 197.

(9) A plot of land seventy-five (75) feet by two hundred (200) feet adjoining above parcel No. 8 also conveyed by William H. Witbeck to Arthur F. Pitkin and Benjamin F. Witbeck by deed recorded in Albany County Clerk's Office in Book 603 of deeds at page 197.

(10) A strip of land west of School House Road, crossing said property on the north and south sides of Great Western Turnpike, conveyed to New York Power and Light Corporation by deed recorded in Albany County Clerk's Office in Book 917 of deeds at page 264.

(11) A strip of land fronting on the southerly side of Great Western Turnpike conveyed to the County of Albany for Albany-Guilderland State Highway 5155, by deed recorded in Albany County Clerk's Office in Book 946 of deeds at page 200.

(12) A parcel of land on the north side of Great Western Turnpike, westerly of Fuller Road, and a second parcel one hundred (100) feet by one hundred fifty (150) feet on the

south side of Great Western Turnpike, west of School House Road, conveyed to McKownville Water District by deed recorded in Albany County Clerk's Office in Book 1160 of deeds at page 193.

(13) Lot on west side of Fuller Road conveyed to Joan P. Frisbee by deed recorded in Albany County Clerk's Office in Book 1175 of deeds at page 525.

(14) A parcel on the south side of Great Western Turnpike at the easterly end of said property consisting of 5.147 acres conveyed to Tom Sawyer Motor Inns, Inc. by deed recorded in Albany County Clerk's Office in Book 1225 of deeds at page 477.

(15) A lot on the east side of School House Road, adjoining the School House lot of District No. 11, conveyed to Emma H. Friebel by deed recorded in Albany County Clerk's Office in Book 946 of deeds at page 458.

(16) A strip of land fifteen (15) feet in width, on the east side of School House Road, adjoining above parcel No. 4, conveyed to Emma McCann by deed recorded in Albany County Clerk's Office in Book 933 of deeds at page 281.

(17) A lot fifty (50) feet by two hundred (200) feet, on the east side of School House Road, conveyed to Ernest H. Seibert by deed recorded in Albany County Clerk's Office in Book 933 of deeds at page 81.

(18) A lot on the east side of School House Road, adjoining on the south above parcel No. 17 conveyed to Franklin N. Bailey by deed recorded in Albany County Clerk's Office in Book 1076 of deeds at page 79.

(19) A lot fifty (50) feet by one hundred fifty (150) feet on the east side of School House Road, conveyed to Louis Kramer by deed recorded in Albany County Clerk's Office in Book 1057 of deeds at page 269.

(20) A lot seventy (70) feet by two hundred (200) feet,

on the east side of School House Road, now owned by Emma H. Friebel, said lot with a width of eighty (80) feet having been conveyed to her by deed recorded in Albany County Clerk's Office in Book 933 of deeds at page 13 and thereafter ten (10) feet of said width reconveyed to the party of the first part by deed recorded in Book _____ of Deeds at page ^{LIGER}1245 PAGE 9

(21) A lot forty (40) feet by one hundred fifty (150) feet, west of School House Road, conveyed by Arthur F. Pitkin and others to Arthur W. Witbeck by deed recorded in Albany County Clerk's Office in Book 834 of deeds at page 261.

(22) A lot forty (40) feet by one hundred fifty (150) feet west of School House Road, conveyed by Arthur F. Pitkin and others to John Houck by deed recorded in Albany County Clerk's Office in Book 651 of deeds at page 221.

Also excepting and reserving out of said 184.35 acres of land all of those separately numbered lots shown on a map entitled "Country Club Highlands (Revised Map)", filed in Albany County Clerk's Office on December 31, 1912 in Book 27 Map No. 808, which have been heretofore conveyed to others, as shown by deeds thereof recorded in Albany County Clerk's Office.

The party of the first part hereby does convey to the parties of the second part all lots, private streets, alleys, strips of land and parts or portions whatever of the land shown upon the aforesaid map entitled "Country Club Highlands (Revised Map)", title to which is now vested in the party of the first part, and which include the following:

- (1) Lots 27, 28, 29 and 30 with the dwelling thereon.
- (2) Lots numbered 57 to 67 inclusive, 22 to 26 inclusive and the westerly one-half of lot No. 21.
- (3) A strip of land of varying widths at the northerly unimproved ends of the private streets, also including any and all unnumbered triangular plots of land adjoining the northerly line of said tract not heretofore conveyed to others.

(4) All private streets as improved and all alleys shown upon said map.

The 184.35 acres of land above described being the same premises described in a deed from William H. Witbeck and Selenia A. Witbeck, his wife, to Arthur F. Pitkin and Benjamin F. Witbeck, recorded in Albany County Clerk's Office in Book 603 of deeds at page 197, the various portions of the premises hereby conveyed having been conveyed to the party of the first part (1) by Charles Ebel and wife by deed recorded in Book 870 of deeds at page 282; (2) by Caroline L. Witbeck by deed recorded in Book 917 of deeds at page 142; (3) by Arthur F. Pitkin and others by deed recorded in Book 917 of deeds at page 241 and (4) by Caroline L. Witbeck by deed recorded in Book 963 of deeds at page 17.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said three-fourths of said premises.

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF the party of the first part has hereunto set her hand and seal the day and year first above written.

Emma E. Van Loan

L.S.

Consideration
less than \$100.00

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STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

On this 31st day of October, 1950 before me, the subscriber, personally appeared EMMA E. VAN LOAN 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.

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1213
1214
1215

Stella F. Lane

STELLA F. LANE
Notary Public, State of New York
Residing in Albany County
Commission expires 3/30/52

OFFICE OF
CLERK OF THE
SUPERIOR COURT
NOV 24 3 32 PM '50
ALBANY, N. Y.

Nov 24 3 32 PM '50

ALBANY, N. Y.

State of
County of Albany

On the 24 day of Nov 1950
book 1245
at page 3132A

Donald Lynch

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8396

~~8337~~

EMME E. VAN LOAN

- to -

LOUISE W. PERRY, RUTH W.
SNOWDEN and MARY W. CHAPLIN

Dated: October 31, 1950