

# This Indenture.

Made the 31st day of May Nineteen Hundred and Sixty-one

Between McKown Farm Realty Corporation,

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a corporation organized under the laws of the State of New York and which corporation was dissolved by Certificate of Dissolution filed in the Office of the Secretary of State, State of New York, on May 23, 1960

party of the first part, and

FRANK G. COBLIN and KATHRYN M. COBURN, his wife, residing at 26 Partridge Road, Delmar, 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, all THAT TRACT OR PARCEL OF LAND, together with any buildings and improvements thereon situate in the Town of Guilderland, County of Albany and State of New York, a strip of land commonly referred to and known as the easterly five feet of lot 51 on a certain plan of Lots "Country Club Highland" situate in the Town of Guilderland, County of Albany, State of New York, surveyed for Arthur F. Pitkin and Benjamin F. Witbeck, by Leslie Allen, County of Albany, in the State of New York, as revised map of "Country Club Highlands" were particularly bounded and described as follows:

BEGINNING at a point in the northerly line of Western Avenue one hundred thirty-five (135) feet easterly, measured along the northerly line of Western Avenue, to the point of intersection of said northerly line of Western Avenue with the easterly line of Elmwood Street and runs northerly and along a line at an angle of 90° with said northerly line of Western Avenue, a distance of 150 feet; thence easterly and along a line parallel with the northerly line of Western Avenue, a distance of five (5) feet; thence southerly and along a line at an angle of 90° with said northerly line of Western Avenue, a distance of one hundred fifty (150) feet to a point in the northerly line of Western Avenue, aforesaid; thence westerly and along the northerly line of Western Avenue, a distance of five (5) feet to the point and place of beginning.

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

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

In Presence of

*Actual  
Consideration  
As shown to us*

**In Witness Whereof.** The party of

the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this 31<sup>st</sup> day of May Nineteen Hundred and Sixty-one.

McKown Farm Realty Corporation

By Emma W. Van Loan  
President

The undersigned, Mary W. Chaplin, who together with Bruce R. Sullivan and Emma W. VanLoan constituted the Board of Directors of McKown Farm Realty Corporation, does hereby consent to the within conveyance and hereby authorizes the said Emma W. VanLoan, President of said corporation at the time of its dissolution, to execute and acknowledge the deed on behalf of said corporation.

Dated: May 31, 1961.

Mary W. Chaplin  
Mary W. Chaplin

The undersigned, Bruce R. Sullivan, who together with Mary W. Chaplin and Emma W. VanLoan constituted the Board of Directors of McKown Farm Realty Corporation, does hereby consent to the within conveyance and hereby authorizes the said Emma W. Van Loan, President of said corporation at the time of its dissolution, to execute and acknowledge the deed on behalf of said corporation.

Dated: May 31, 1961.

Bruce R. Sullivan  
Bruce R. Sullivan

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State of New York

County of Albany

of

On this 31<sup>st</sup> day of May Nineteen Hundred and Sixty-one before me personally came Emma W. VanLoun

to me personally known who, being by me duly sworn did depose and say that he resides in an Ashford Road, Loudonville, New York that she is the President of McKORM FARM REALTY CORPORATION the corporation described in and which executed the above Instrument; that she knows the seal of said corporation; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that she signed her name thereto by the order.

*Emma B. Ward*

Notary Public

EMMA B. WARD  
Notary Public, State of New York  
Residing in Albany County  
My Commission Expires March 21, 1963

STATE OF NEW YORK ss:1  
COUNTY OF ALBANY

On this 31<sup>st</sup> day of May, 1961, before me, the subscriber, personally appeared BRUCE R. SULLIVAN and MARY W. CHAPLIN, to me personally known and known to me to be the same persons described in and who executed the within consents and they severally duly acknowledged to me that they executed the same.

*Emma B. Ward*

EMMA B. WARD  
Notary Public, State of New York  
Residing in Albany County  
My Commission Expires March 21, 1963

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OFFICE OF  
ALBANY COUNTY CLERK  
JUN 3 2 37 PM '61  
ALBANY, N. Y.

**Deed**  
SPRINGFIELD CLARK

McKorm Farm Realty Corporation.

TO

Bruce R. Sullivan and  
Mary W. Chaplin, his wife

Dated: May 31, 1961

County of Albany

RECORDED

5 days of June 1961  
at Albany, N. Y.

in Liber 1185 of Deeds  
at Price 1.25 Percol assigned

*Domest. Sign.*

*Frankly*  
*But*