

U. S. Internal Revenue Service Albany

This Indenture,

Made the *25th* day of *July* *Nineteen Hundred and sixty-two*
Between *McKOWN FARM REALTY CORPORATION* *LESSOR* *1726* *AND* *139*

a corporation organized under the laws of the State of New York and having its principal office at 1484 Western Avenue, Albany, New York,

party of the first part, and
AUGUST J. DOMENICO, residing at 1465 Western Avenue, Town of Guild-
erland, Albany 3, New York *party of the second part,*

Witnesseth that the party *of the first part, in consideration of*
TEN and 00/100-----Dollar (\$ 10.00)

lawful money of the United States, and other good and valuable consideration paid by the party *of the second part, does hereby grant and release unto the party of the second part, his heirs and assigns forever, all that tract or parcel of land situate in the Town of Guilderland, County of Albany, State of New York, known and designated as the easterly fifteen feet (15') of lot number 63 as shown on a certain plan of lots entitled "County Club Highlands" surveyed for Arthur F. Pitkin and Benjamin F. Witbeck by Leslie Allen, surveyor, and filed December 31, 1912 in the office of the County Clerk of Albany County, New York, as Revised Map of "Country Highlands" bounded and described as follows:*

Beginning at a point in the northerly line of Western Avenue one hundred forty-two and fifty-eight hundredths feet (142.58') east of the intersection of the northerly line of Western Avenue and the easterly line of Fuller Road, thence northerly along a line at an angle of ninety degrees (90°) with the northerly line of Western Avenue a distance of one hundred fifty feet (150'); thence easterly along a line parallel to the northerly line of Western Avenue a distance of fifteen feet (15'); thence southerly along a line at an angle of ninety degrees (90°) with the northerly line of Western Avenue a distance of one hundred fifty feet (150') to the northerly line of Western Avenue; thence westerly along the northerly line Western Avenue a distance of fifteen feet (15') to the point and place of beginning.

Being a portion of the premises conveyed to McKown Farm Realty Corporation by deed dated November 1, 1950 and recorded in the Albany County Clerk's Office on December 6, 1950 in Book 1246 of Deeds at Page 303.

This conveyance is made and accepted subject to all restrictions, conditions, and easements of record. The conveyance is also made subject particularly both to an easement for drainage and to the existence of an underground drain pipeline.

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ALBANY, N. Y.
AUG 1 10 38 AM '62
ALBANY COUNTY CLERK
OFFICE OF

Together with the appurtenances ad 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 party of the second part, his heirs and assigns forever.

LIBER 1726 NO. 140

And the party of the first part covenants as follows:

- First, That the party of the second part shall quietly enjoy the said premises;
- Second, That the party of the first part will forever Warrant the title to said premises.

That in compliance with Section 10 of the Law of the State of New York...

In Presence of



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 25th day of July Nineteen Hundred and sixty-two

McKown Farm Realty Corporation

By Emma W. Van Loan, Pres.

State of New York County of On this 25th day of July before me personally came Nineteen Hundred and sixty-two Emma W. Van Loan

to me personally known, who, being by me duly sworn, did depose and say that she resides in at Aspinwall Rd, Loudonville, Albany Co., N.Y. that she is the President of McKown Farm Realty Corporation the corporation described in, and which executed, the within Instrument; that he 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 like order.

John E. Knapp Notary Public, State of New York

Deed

McKOWN FARM REALTY CORP.

TO

AUGUST J. DOMENICO

1962

Noted July

STATE OF NEW YORK

County of Albany

RECORDED

July 19, 1962

at 11:30 A.M.

in Liber 1726 of DEEDS

at Page 139 and examined.

August J. Domenico 1965 WESTERMAN