

THIS INDENTURE, made the seventh day of August Nineteen hundred and forty. BETWEEN Arthur F. Pitkin, residing at Ballston Lake, in the County of Saratoga, State of New York, and Benjamin F. Witbeck, residing in the City of Albany, County of Albany, State of New York, both of them individually and also as copartners doing business under the name and style of Pitkin-Witbeck realty Company, a copartnership, with place of business in the City of Albany, County of Albany, State of New York, and Edith K. Pitkin, wife of said Arthur F. Pitkin, residing at Ballston Lake, County of Saratoga, State of New York, and Caroline L. Witbeck, wife of said Benjamin F. Witbeck, residing at the City of Albany, County of Albany, State of New York parties of the first part and Emma E. Van Loan, residing at the City of Albany, County of Albany, State of New York party of the second part. WITNESSETH, that the parties 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 party of the second part, do hereby remise, release, and quitclaim unto the party of the second part, her heirs and assigns forever, all those certain pieces or parcels of land situate, lying and being in the Town of Guilderland, County of Albany, State of New York, as follows: 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 Zishm; 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,

- 1 - One acre of land conveyed to the School District by deed dated July 5, 1877 and recorded in the Albany County Clerk's Office on July 28, 1877 in Book 304 of Deeds at page 12.
  - 2 - Lot of land conveyed to Selenia A. Witbeck by deed recorded in the Albany County Clerk's Office in Book 567 of Deeds at page 223.
  - 3 - Lot of land conveyed to Harman E. Vedder, Jr. and wife by deed dated June 23, 1910 and recorded June 25, 1910, in Book 567 of Deeds at page 450 in the Albany County Clerk's Office.
  - 4 - A plot of land on which the hotel is located on the south side of the Great Western Turnpike being approximately 600 feet on the Great Western Turnpike and approximately 900 feet in depth.
  - 5 - A plot of land on the easterly side of the School House Road being fifty (50) feet by two hundred (200) feet.
  - 6 - A plot of land on the easterly side of the School House Road being approximately seventy five (75) feet by two hundred (200) feet.
  - 7 - A plot of land on the easterly side of the School House Road Deed recorded in Book 567 of Deeds at page 406 Albany County Clerk's Office.
  - 8 - a plot of land on the northerly side of the Great Western Turnpike being one hundred and three-tenths (100.3) feet in front and laid at the extreme easterly end of the property and northerly side of the Great Western Turnpike.
  - 9 - A plot of land on the northerly side of the Great Western Turnpike being sixty five (65) feet by two hundred (200) feet and lying just westerly of the parcel set forth in number 8 above.
  - 10 - A plot of land on the northerly side of the Great Western Turnpike being seventy five (75) feet by two hundred (200) feet and lying just westerly of the parcel described in number 9 above.
  - 11 - Lots Nos. 18, 19, 20, 75, 76, 77, 78, 24, 25, 80, 81 and 82 on the Country Club Highlands Map.
- Being the same premises as described in deed from William H. Witbeck and Selenia A. Witbeck, his wife, to Arthur F. Pitkin and Benjamin F. Witbeck, said deed bearing date June 7, 1912, and having been recorded in the County Clerk's Office of the County of

Albany on the 7th day of June, 1912 in Book 603 of Deeds at page 197.

Excepting also out of the above described premises a parcel of land lying north of the Great Western Turnpike and east of Fuller Road as laid out into building lots on a map entitled "Country Club Highlands" filed December 31, 1912, in the office of the Clerk of the County of Albany as revised map of "Country Club Highlands" in Drawer 27 Book 27, Map No. 808, with the exception however of lots Nos. 57 to 67 both inclusive and Lots Nos. 21, 22, 23, 24, 25 and 26 which are hereby conveyed to the party of the second part, Emma E. Van Loan, in this conveyance. Also excepting and reserving from the aforesaid 184.35 acres of land the following two parcels of property which have heretofore been conveyed,

A - parcel conveyed by Arthur F. Pitkin and wife and Benjamin F. Witbeck and wife to Arthur W. Witbeck by deed dated July 17, 1930, said deed having been recorded in the County Clerk's Office of the County of Albany on September 30, 1930, in Book 834 of Deeds, at page 261, and said parcel conveying forty (40) feet by one hundred and fifty (150) feet west of School House Road in the Town of Guilderland, and reference is hereby made to said deed for a more particular description thereof.

B - Parcel conveyed by Arthur F. Pitkin and wife and Benjamin F. Witbeck and wife to John Houck by deed dated October 16, 1916, and having been recorded in the County Clerk's Office of the County of Albany on October 25, 1916, in Book 651 of Deeds at page 221, said parcel being forty (40) feet by one hundred and fifty (150) feet westerly three hundred and sixty one (361) feet from intersection of southerly line of Great Western Turnpike with easterly line of White Church or School House Road and reference to said deed is hereby made for a more particular description thereof.

The above described real premises are hereby sold and conveyed subject to all unpaid taxes and assessments now against said real premises, which the party of the second part hereby assumes and agrees to pay.

Together with the appurtenances and all the estate and rights of the parties 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, her heirs and assigns forever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of:	Arthur F. Pitkin	L.S.
Roy W. Peters	Benjamin F. Witbeck	L.S.
	as copartners doing business under the name	
	and style of Pitkin-Witbeck Realty Company	
	Arthur F. Pitkin	L.S.
	Benjamin F. Witbeck	L.S.
	Edith K. Pitkin	L.S.
	Caroline L. Witbeck	L.S.

State of New York, County of Schenectady, City of Schenectady, ss:

On this 7th day of August Nineteen hundred and forty before me, the subscriber, personally appeared Arthur F. Pitkin and Edith K. Pitkin, his wife and Benjamin F. Witbeck and Caroline L. Witbeck, his wife to me personally known and known to me to be the same persons described in and who executed the within instrument, and they severally duly acknowledged to me that they executed the same.

Roy W. Peters, Notary Public

State of New York, County of Schenectady, City of Schenectady, ss:

On this 7th day of August Nineteen hundred and forty before me, the subscriber, personally appeared Arthur F. Pitkin and Benjamin F. Witbeck, to me personally known, and known to me to be the members of the firm of Pitkin-Witbeck Realty Company described in and who executed the foregoing instrument, and they thereupon duly acknowledged to me that they executed the foregoing instrument as and for the act and deed of said firm.

Roy W. Peters, Notary Public.

County of Schenectady, Clerk's Office, State of New York, ss:

I, Carroll A. Gardner, Clerk of the County of Schenectady, and also Clerk of the Supreme and County Courts, being Courts of Record held therein, do hereby certify that Roy W. Peters whose name is subscribed to the certificate of acknowledgment or proof of the annexed instrument, and thereon written, or whose name is subscribed to the annexed jurat, was at the time of taking such acknowledgment, or proof, or of administering such oath or affirmation, a Notary Public in and for said County, residing therein, duly commissioned and sworn and authorized by the laws of the State of New York to take the acknowledgments and proofs of deeds or conveyances, for land, tenements, or hereditaments and to administer oaths or affirmations in said County. And further, that I am well acquainted with the handwriting of said officer and verily believe that the signature to said jurat or certificate of acknowledgment or proof is genuine.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Courts and County, the 8 day of August, 1940.

3743 (SEAL) Carroll A. Gardner, Clerk.

Rec. Aug. 8, 11:36 A.M., 1940.

Clerk. *John A. Gardner*

*RPM*  
*TK*