

one hundred (100) feet.

Being a portion of the premises conveyed to the parties of the first part by Frances Valek by deed dated June 11, 1927 and recorded in the Albany County Clerk's office on said date, in Book 774 of Deeds at page 403.

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 parties of the second part, their heirs and assigns forever.

And said John Valek and Frances Valek, covenant as follows:

First, That the parties of the second part shall quietly enjoy the said premises.

Second, That said John Valek and Frances Valek, will forever Warrant the title to said premises.

In Witness Whereof the parties of the first part have hereunto set their hands and seals the day and year first above written.

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John Valek L.S.

Frances Valek L.S.

State of New York,

County of Albany, ss:

On this 28th day of Jan. Nineteen Hundred and forty four, before me, the subscriber, personally appeared John Valek and Frances Valek, to me personally known and known to me to be the same persons described in and who executed the within Instrument and they duly and severally acknowledged to me that they executed the same.

Mildred K. Sanderson

Notary Public, Albany Co.

Rec Feb 3 2:31 P.M. 1944.

Clerk.

WHEREAS, on or about the 3rd day of October, 1940, CAROLINE L. WITBECK (Party of the first part herein), for a valuable consideration, executed and delivered to EMMA WITBECK VAN LOAN (party of the second part herein) a deed to the parcel of land with improvements thereon hereinafter described which deed was not recorded in Albany County Clerk's Office, and has been lost and cannot be found, and the parties hereto are desirous of confirming and perfecting the title of Emma Witbeck Van Loan in and to said premises, Now, Therefore,

THIS INDENTURE Made the 7th day of February, Nineteen Hundred and Forty-four.

BETWEEN CAROLINE L. WITBECK, residing at 1443 Western Avenue, in the City of Albany, County of Albany, State of New York, party of the first part, and EMMA WITBECK VAN LOAN, residing at 14 Providence Street, McKownville, County of Albany, State of New York, party 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, paid by the party of the second part, does hereby grant and release unto the party of the second part, her heirs and assigns forever, all that parcel of land, situate in the Town of Guilderland, County of Albany, State of New York, known and designated as lots numbered 27, 28, 29 and 30 on a certain plan of lots entitled "COUNTRY CLUB HIGHLANDS", surveyed by Arthur F. Pitkin and Benjamin F. Witbeck by Leslie Allen, surveyor, and filed Dec 31st., 1912, in the office of the County Clerk of Albany County in the State of New York, as Revised Map of "COUNTRY CLUB HIGHLANDS", bounded and described as follows:

Beginning at the point of intersection of the northerly line of Western Ave., with the easterly line of Glenwood St. and running northerly one hundred and fifty (150) feet along the easterly line of Glenwood St., thence easterly ninety (90) feet along a line at an angle of 90 degrees with the easterly line of Glenwood St., thence southerly one hundred and fifty (150) feet along a line parallel to the easterly line of Glenwood St., thence westerly ninety (90) feet along the northerly

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line of Western Avenue to the point of beginning. Said lots in the aggregate comprise a rectangular area ninety (90) feet by one hundred and fifty (150) feet or thirteen thousand five hundred (13500) square ft.

Said premises are sold subject to the following restrictions: No building to be erected other than a onefamily dwelling house and appurtenances, and not less than forty-five (45) feet from the northerly line of Western Ave., nor less than thirty (30) feet from the easterly line of Glenwood St., except a porch or stoop, and at a cost of not less than three thousand five hundred dollars (\$3500). No intoxicating liquors to be sold and no business or manufacturing to be carried on on said premises. Said covenants as to restrictions to be continuous and running with the land.

Being the same premises conveyed by Milton R. Witbeck to Benjamin F. Witbeck and the party of the first part by deed recorded in Albany County Clerk's Office in Liber 651 at page 82, and conveyed to the party of the first part by Benjamin F. Witbeck by deed recorded in Albany County Clerk's Office in Liber 705 of Deeds at page 400.

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 party of the second part, her heirs and assigns forever,

AND said CAROLINE L. WITBECK covenants as follows:

FIRST That the party of the second part shall quietly enjoy the said premises;

SECOND That said CAROLINE L. WITBECK will forever Warrant the title to said premises.

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

Amount of Consideration less than

Caroline L. Witbeck L. S.

One Hundred dollars

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STATE OF NEW YORK CITY OF ALBANY COUNTY OF ALBANY SS: On this 7th day of February, Nineteen Hundred and Forty-four, before me, the subscriber, personally appeared CAROLINE L. WITBECK, to me personally known and known to me to be the same person described in and who executed the above Instrument, and she duly acknowledged to me that she executed the same.

Elizabeth G. Connors

Commr of Deeds, Albany, N. Y.

Rec Feb 10, 1944, 2:03 P. M.

Clerk.

THIS INDENTURE Made the first day of October in the year one thousand nine hundred and eleven,

BETWEEN MAC NAUGHTON MILLER, of the City and County of Albany, New York, party of the first part, and CAROLYN COBB MILLER, wife of said MacNaughton Miller, residing in said City and County of Albany, New York, party of the second part,

WITNESSETH That the said party of the first part, in consideration of the sum of One Dollar and other good and valuable considerations dollars (\$1.00) lawful money of the United States, paid by the said party of the second part, doth hereby grant and release unto the said party of the second part, her heirs and assigns forever,

ALL that piece or parcel of land situate in the Town of Guilderland, County of Albany and State of New York, and being a part of the farm formerly owned by Melaine Petersen, thereafter by The Helderberg Corporation, bounded and described as follows:

BEGINNING at a point in the southerly side of the private road running through the lands of The Helderberg Corporation at a monument near the end of an old stone wall, thence running in a southwesterly direction along said old stone wall fence about three hundred