

THIS INDENTURE ^{LICEN 1246} PAGE 303

Made the 1st day of November, Nineteen Hundred and Fifty

BETWEEN EMMA E. VAN LOAN, residing at 1443 Western Avenue, Town of Guilderland, County of Albany, State of New York, 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, State of New York, parties of the first part, and MCKOWN FARM REALTY CORPORATION, a domestic corporation having its principal office at No. 1443 Western Avenue, Town of Guilderland, 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 grant and release unto the party of the second part, its successors and assigns forever, 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.

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(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.

(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)

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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. . . . INDEX 1246 PAGE 307

(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 Emma E. Van Loan, one of the parties of the first part by deed recorded in Book of Deeds at page

(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 parties of the first part hereby do convey to the party 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 parties 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) Lots numbers 215, 216, 217, 218, 219, 220, 221; 258, 259, 260 together with the unnumbered gore adjoining lot 260 on the north; also the north one-half of lot number 114; also lots numbers 353, 354, 355, 356; the north fifteen (15) feet of lot 291, lots 292, 293, 294, 295 and 296 together with the unnumbered gore adjoining lot 296 on the north; also the northerly one-half of lot 328, lots 329, 330, 331, 332, 333, 334 and 335.

(4) 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.

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

Being the same premises described in a deed from Emma E. Van Loan to the other parties of the first part, dated October 31, 1950 and recorded in Albany County Clerk's Office in Book of deeds at page and a deed from Mary W. Chaplin, formerly Mary Witbeck, to the other parties of the first part dated October 31, 1950 and recorded in Albany County Clerk's Office in Book of deeds at page

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, its successors and assigns forever,

AND said parties of the first part covenant as follows:

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

SECOND That said parties of the first part 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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Emma E. Van Loan L.S.

Mary W. Chaplin L.S.

Louisa W. Perry L.S.

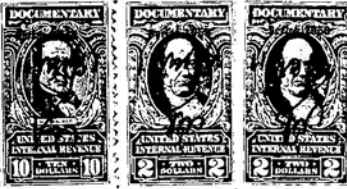
Ruth A. Snowden L.S.

STATE OF NEW YORK)
LICER 1246) SS.:
COUNTY OF ALBANY)

On this 20th day of November, 1950 before me, the subscriber, personally appeared EMMA E. VAN LOAN and MARY W. CHAPLIN, 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.

Stella F. Lane

STELLA F. LANE
Notary Public, State of New York
Residing in Albany County
Commission expires March 30, 1952



OFFICE OF CLERK
ALBANY, N.Y.
NOV 5 10 22 AM 1950

STATE OF MISSOURI)
COUNTY OF JACKSON) SS.:

On this 9th day of November, 1950 before me, the subscriber, personally appeared LOUISE W. PERRY, to me personally known and known to me to be the same person described in and who executed the within Instrument and she acknowledged to me that she executed the same.

Eva Landes Bunnell

My Com. Expires 12/17/52



STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.:

On this 13th day of November, 1950 before me, the subscriber, personally appeared RUTH W. SNOWDEN, to me personally known and known to me to be the same person described in and who executed the within Instrument and she acknowledged to me that she executed the same.

J. T. Quilitch

STATE OF CALIFORNIA } ss.
County of Orange

I, B. J. Smith, County Clerk and Clerk of the Superior Court of the State of California, in and for said County, the same being a court of record of the aforesaid County, having by law a seal, do hereby certify that

J. L. Quilitch whose name is subscribed to the attached certificate of acknowledgment, proof or affidavit, was at the time of taking such acknowledgment, proof or affidavit, a Notary Public IN AND FOR ORANGE COUNTY, duly commissioned and sworn and residing in said County, and was, as such, an officer of said State, duly authorized by the laws thereof to take and certify the same, as well as to take and certify the proof and acknowledgment of deeds and other instruments in writing to be recorded in said State, and that full faith and credit are and ought to be given to his official acts; that the impression of his official seal is not required by law to be filed in the office of the County Clerk; however, I have compared the impression of the seal of said Notary Public affixed to the original certificate with a specimen impression thereto filed in my office and I believe the impression of said seal attached to the original certificate is genuine. I further certify that I am well acquainted with his hand writing and verily believe that the signature to the attached certificate is his genuine signature, and further that the annexed instrument is executed and acknowledged according to the laws of the State of California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court

this 13 day of November, 1950

B. J. SMITH
County Clerk and Clerk of the Superior Court of the State of California, in and for the County of Orange.

By: *H. M. Neal* Deputy.

2:00 7-9-48

STATE OF MISSOURI } ss.
County of Jackson,

I, BEN NORDBERG, Clerk of the County Court of Jackson County, the same being a court of record of the aforesaid county, having by law a seal, do hereby certify that Edna Landes Burnell, whose name is subscribed to the attached certificate of acknowledgment, proof or affidavit, was at the time of taking said acknowledgment, proof or affidavit a NOTARY PUBLIC duly commissioned and sworn and residing in said county, and was, as such, an officer of said state, duly authorized by the laws thereof to take and certify the same, as well as to take and certify the proof and acknowledgment of deeds and other instruments in writing to be recorded in said state, and that full faith and credit are and ought to be given to his official acts; and I further certify that I am well acquainted with his handwriting and verily believe that the signature to the attached instrument is his genuine signature.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of Jackson County Court this 9th day of November, 1950

B. Nordberg
Clerk of the County Court.



"The Law of Missouri does not require the impression of the Seal of a Notary Public to be filed in the County Clerk's Office."

OFFICE OF
DEPUTY COUNTY CLERK

DEC 6 10 22 AM '50

SARBY, N. Y.

State of New York } ss:
County of Albany }
Recorded
On the 6 day of Dec 1950
10:22 A M in
book 1246 of
at page 303 and examined
..... Clerk

Thomas L. Lynch

D E E D

8618

EMMA E. VAN LOAN, LOUISE
W. FERRY, RUTH W. SNOWDEN
and MARY W. CHAPLIN

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McKOWN FARM REALTY CORPORATION

Dated: November 1, 1950

*Return to
Ansforth & Sullivan*