

# This Indenture,

Made the 17th day of

April Nineteen Hundred and Sixty-one

Between MCKOWN FARM REALTY CORPORATION

a corporation organized under the laws of the State of New York and having its principal office and place for the conduct of its business at 1484 Western Avenue, Town of Guilderland, County of Albany, New York,

party of the first part, and BORIS GRECHAN and ELIZABETH ANN GRECHAN, his wife, residing at 1441 Western Avenue, McKownville, Town of Guilderland, County of Albany, New York, parties of the second part,

Witnesseth that the party of the first part, in consideration of ONE and 00/100 ----- Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their successors and assigns forever, all that tract and parcel of land situate, lying, and being in the Town of Guilderland, County of Albany, State of New York, known and designated as the easterly fifteen feet (15') of lot number 24 as shown on a certain plan of lots entitled "Country 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 Club Highlands" bounded and described as follows:

Beginning at a point in the northerly line of Western Avenue one hundred fifty feet (150') easterly of the point of intersection of the northerly line of Western Avenue and the easterly line of Glenwood Street and running northerly one hundred fifty feet (150') along a line parallel to the easterly line of Glenwood Street; thence easterly fifteen feet (15') at an angle of 90°, said line being along the easterly fifteen feet (15') of the rear lot line of lot number 24; thence southerly one hundred fifty feet (150') along a line parallel to the easterly line of Glenwood Street; thence westerly fifteen feet (15') along the northerly line of Western Avenue to the point of beginning.

This conveyance is made and accepted subject to all covenants and restrictions imposed upon lots 23, 22, and the westerly ten feet (10') of lot 21 which were conveyed as one parcel by the grantor herein to August J. Domenico and Sam Spatola by deed dated August 25, 1959 and recorded in the Albany County Clerk's office on August 28, 1959 in Book 1624 of Deeds at Page 377 and corrected by a deed between the same parties dated November 16, 1959 and recorded in the Albany County Clerk's office on November 18, 1959 in Book 1633 of Deeds at Page 337.

This conveyance is also made and accepted subject to the existence of an underground sewer drainline and subject to the existence of any other underground water or drain lines.

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ALBANY, N. Y.  
SEP 13 12 02 PM '61

RECORDED

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

And the party of the first part covenants as follows:

First, That the parties 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.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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 \_\_\_\_\_ day of April Nineteen Hundred and Sixty-one.

McKOWN FARM REALTY CORPORATION

By Emma W. Van Loan  
President

State of New York }  
County of Albany } ss. On this 17th day of April  
before me personally came Nineteen Hundred and Sixty-One

EMMA W. VAN LOAN

to me personally known, who, being by me duly sworn, did depose and say that she resides in Loudonville, Town of Colonie, State of N.Y. that she is the President of McKown Farm Realty Corporation the corporation described in, and which executed, the within 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 like order.

Edna B. Ward

EDNA B. WARD  
Notary Public, State of New York  
Residing in Albany County  
My Commission Expires March 30, 1963

**Deed**  
CORPORATION WARRANTY

McKOWN FARM REALTY CORPORATION

TO  
BORIS GRECHAN and  
ELIZABETH ANN GRECHAN,  
his wife.

Dated, APRIL 17th 1961.

STATE OF NEW YORK  
County of Albany

RECORDED  
ON THE 13th day of April 1961  
at 12:02 o'clock P.M.  
in LIBER 1695 of DEEDS  
at PAGE 426 undexamined.

Edna B. Ward  
Notary Public

PLEASE MAIL TO:  
DR. BORIS GRECHAN  
1441 WESTERN AVE.  
ALBANY 5, N.Y.