

Gift Indenture

Made the 14th day of November Nineteen Hundred and forty five

Between ZOE HOOD TUNNICLIFF, residing at No. 22 Parkwood Street, McKownville, Albany County, New York, party

part of the first part, and
BERNARD J. COLBURN and LOUISE M. COLBURN, his wife, residing at No. 6 No. Oak Street, Hudson Falls, N.Y., as tenants by the entirety,

parties of the second part,
Witnesseth, that the party of the first part, in consideration of One and 00/100- - - - - Dollar

(\$ 1.00/100---) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part,

do hereby grant and release unto the parties of the second part, their 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 as the northerly part of lot No. 114; Lots Nos. 115, 116, 117 and a triangular gore adjoining said No. 117 on a certain plan of lots known as and entitled "COUNTRY CLUB HIGHLANDS", surveyed for Arthur F. Pitkin and Benjamin F. Witbeck by Leslie Allen, surveyor and filed Dec. 31st, 1912 in the Albany County Clerk's Office in the State of New York as "Revised Map of COUNTRY CLUB HIGHLANDS", said lots in the aggregate being described and bounded as follows:

Beginning at a point in the easterly line of Norwood Street 535 feet northerly of the point of intersection of said easterly line of Norwood Street with the northerly line of Western Avenue and running easterly 150 feet at right angles to said easterly line of Norwood Street; thence northerly about 43 feet 2 inches parallel with said easterly line of Norwood Street to the northerly line of the property of party of the first part and known as Bleecker or Corporation line; thence westerly 155 feet ~~2 3/4 inches~~ along said latter line; thence southerly on and along said easterly line of Norwood Street about 82

feet-2 inches to the point and place of beginning.

The said premises are sold subject to the following restrictions: No building to be erected other than a one-family dwelling house and appurtenances; and not less than 20 feet from said easterly line of Norwood Street except a porch or stoop; and at a cost of not less than \$4,500.00. No intoxicating liquors to be sold and no business or manufacturing carried on on said premises. Said covenants as to restrictions to be continuous and running with the land.

Being the same premises conveyed to the party of the first part herein by Edmund F. Bainbridge by Deed dated April 10, 1941 and recorded May 8, 1941 in the Albany County Clerk's office in Book 917 of Deeds at page 520.

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 heirs and assigns forever,

And said ZOE HOOD TUNNICLIFF

covenant^s as follows:

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

Second. That said ZOE HOOD TUNNICLIFF

will forever **Warrant** the title to said premises.

Third. That 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 any improvement, that has been commenced upon the premises and has not been completed at least four months before the making and recording of this deed, and that the grantor will apply the same first to the payment of the cost of improvement before using any part of the total of the same for any other purposes.

In Witness Whereof. the party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

James L. Millea *Zoe Hood Tunnicliff*
 Zoe Hood Tunnicliff



State of New York

County of ALBANY

CITY of ALBANY

On this 14th day of November Nineteen Hundred and forty five before me, the subscriber, personally appeared

ZOE HOOD TUNNICLIFF

to me personally known and known to me to be the same person described in and who executed the within Instrument, and she duly acknowledged to me that she executed the same.

James S. Miller

Notary Public - Rensselaer Co. Certificate filed in Albany Co.

OFFICE OF ALBANY COUNTY CLERK Nov 14 3 12 PM '45 ALBANY, N.Y.

WARRANT WITH LIEN COVENANT

ZOE HOOD TUNNICLIFF

TO

BERNARD J. COLBURN and LOUISE M. COLBURN, his wife

Dated November 14th 1945

STATE OF NEW YORK County of Albany 55.

RECORDED ON THE 14 day of Nov 1945 at 3 12 o'clock P. M.

in LIBER 987 of DEEDS at Page 108 and examined.

James S. Miller ATTORNEY AT LAW 442 - STATE STREET ALBANY, N. Y.

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