

# This 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 of the first part, and  
BERNARD J. COLBURN and LOUISE M. COLBURN, his wife, residing at No. 6 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 parcel of land, situate in the Town of Guilderland, County of Albany, State of New York on a certain plan of lots surveyed by Leslie Allen, surveyor, and filed December 31st, 1912 in the Albany County Clerk's Office in the State of New York as "Revised Map of COUNTRY CLUB HIGHLANDS ", bounded and described as follows:

A strip of land fifteen (15) feet wide adjoining the rear of lots Nos. 115, and 116; and the northerly part of lot No. 114, and running along the entire rear of the parcel of land deeded to Zoe Hood Tunnicliff 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.

Said parcel hereby conveyed is deeded subject to present and any future easements that Emma E. Van Loan, her heirs or assigns may require, desire or give to others for the purpose of water, gas, sewer or other pipes of a public service nature; and for telephone or power service lines,

Being the same premises conveyed to the party of the first

part by Emma E. Van Loan 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 516.

**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<sup>s</sup> 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~~ **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 A. Millea*  
The consideration for this conveyance is less than \$100.00.

*Zoe Hood Tunnicliff*  
Zoe Hood Tunnicliff



County of ALBANY

ss:

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. Millea*  
Notary Public - Rensselaer County  
Certificate filed in Albany County

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

**Deed**  
WARRANTY WITH LIEN COVENANT

ZOE HOOD TUNNICLIFF

4594

TO

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

Dated 10 November 14th 1945

STREET OF NEW YORK  
County of Albany

**RECORDED**  
ON THE  
14 day of NOVEMBER 1945  
at 3:12 o'clock P.M.  
in LIBER 994 of DEEDS  
at PAGE 93 and examined.

CLERK  
*John S. Millea*  
JAMES S. MILLEA  
ATTORNEY AT LAW  
114 STATE STREET  
ALBANY, N. Y.  
100 fee H.