

This Indenture,

LIBER 1697 PAGE 249

Made the 27th day of
September Nineteen Hundred and Sixty-one
Between ROBERT L. HANLEY, residing at 27 East Parkwood Street,
Town of Guilderland, County of Albany, New York

part Y of the first part, and
MERRITT A. CLINE and EDITH C. CLINE, his wife, both
residing at 97 South Pine Avenue, City of Albany, New York

parties of the second part,
Witnesseth that the party of the first part, in consideration of
One dollar - - - - - Dollar - - - (\$ 1.00)
lawful money of the United States, and other good and valuable considerations
paid by the parties of the second part, do as hereby grant and release unto the
parties of the second part, their heirs and assigns forever,

All that certain lot, piece or parcel of land in the Town of
Guilderland, County of Albany and State of New York, briefly described
as follows:

Beginning at a point in the northeasterly line of the Country
Club Highlands, formerly the property of Wm. J. McKown, at a point
where it is intersected by the southeasterly line of premises
conveyed by Jenn Vogel to James J. Smith by deed dated July 30, 1954
and recorded in the Albany County Clerk's Office on July 30, 1954
in Book 1411 of Deeds at page 167, and continuing northeasterly
along the southeasterly line of premises so conveyed to James J.
Smith a distance of 49.45 feet; thence northwesterly with an interior
angle of 119 degrees 11 minutes 10 seconds a distance of 118.33 feet
to the southeasterly line of a street known as Parkwood Street East;
thence southwesterly along the said street on the arc of a circle
with an interior angle of 32 degrees 3 minutes 20 seconds and a
radius of 158.50 feet for a distance of 88.69 feet to a point of
reverse curve; thence southerly along said street on the arc of a
circle with an interior angle of 76 degrees 8 minutes 20 seconds and
a radius of 35 feet for a distance of 46.92 feet to a point of
tangency; thence southeasterly along said tangent for a distance of
5.71 feet; thence southeasterly and with an interior angle of 104
degrees 59 minutes 30 seconds and along the northerly line of Country
Club Highlands (formerly McKown) a distance of 156.22 feet; thence
continuing southeasterly along the line of premises formerly Country
Club Highlands with an interior angle of 179 degrees 55 minutes a
distance of 24.55 feet to the point or place of beginning, the last
course making an interior angle of 90 degrees 2 minutes with the first
mentioned course.

Subject to the exception and reservation of a strip of land of
the width of 12 feet on the southerly (southwesterly) end of said lot
adjoining the land formerly of Wm. J. McKown for a road or highway
for the benefit of Lots #1, 2, 3, 4, 5, 6, 7, and 8, subdivision of
the whole lot of Christian LaGrange, deceased.

Being the same premises conveyed by Edith M. Parsons Van
Denbergh to Robert L. Hanley by deed dated April 22, 1959 and
recorded April 23, 1959 in Book No. 1610 of Deeds at page 171.

This conveyance is made subject to covenants, conditions,
restrictions and easements of record.

Together with the appurtenances and all the estate and rights of the part y of the first part in and to said premises,
To have and to hold the premises herein granted unto the part ies of the second part, their heirs and assigns forever.

And said party of the first part

covenant s as follow:

First, That the part ies of the second part shall quietly enjoy the said premises;

Second, That said 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.

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In Witness Whereof, the part y of the first part ha s hereunto set his hand and seal the day and year first above written.

In Presence of

Robert L. Hanley

State of New York } On this 27th day of September
County of Albany } Nineteen Hundred and Sixty-one
before me, the subscriber, personally appeared

ROBERT L. HANLEY

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

Edward Frisbee

EDWARD FRISBEE

Notary Public in the State of New York
Residing in Columbia County
My Commission expires March 30, 1962



RAVE
WARRANTY WITH L&N COVENANT

ROBERT L. HANLEY

TO

MERRITT A. CLINE and EDITH
C. CLINE, his wife

Dated, September 27, 1961

County of Albany

Edward Frisbee
On the 27th day of Sept. 1961

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To 2nd floor of R. B. ...

RANKIN, FRISBEE & HILLS
COMMERCIAL BUILDING
70 STATE STREET
ALBANY, N. Y.