

9215

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the day of June, 2002  
BETWEEN

152-1-2

EDNA A. HARTLEY AND LEONARD F. CLAPP, JR., AS JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP, residing at:  
31 Sand Bank Road  
Sand Lake, New York

party of the first part, and

LEONARD F. CLAPP, JR. AND SHARON CLAPP, HIS WIFE  
31 Sand Bank Road, Sand Lake, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being the Town of Berlin, County of Rensselaer, and State of New York, formerly known as the Hemlocks (near Center Berlin), bounded and described as follows:

Bounded on the North by J. Dennison Farm, East by Rutland Railroad, South by H.D. Tanner Place, and West by Amaziah Hill, containing eleven acres of land, more or less, being the same premises conveyed by Byron W. Hull and DeEtte Hull, his wife, to Fred M. Hill and Maude M. Hill, his wife, by deed dated September 15, 1916, and recorded in Rensselaer County Clerk's Office in Book 367 of Deeds at Page 289 on September 20, 1916.

ALSO, All that tract or parcel of land situate in the Town of Berlin, County of Rensselaer, and State of New York, and described as follows:

Being the South half of a certain lot of land conveyed by James Kidd and others to Hezekiah Hull by indenture of deed bearing date the 7th day of October 1847 and generally known as Blackacre Lot; the part of said lot hereby intended to be conveyed is bounded on the West and North by lands formerly owned by Hezekiah P. Hull, on the East by lands formerly owned by Harvey Hull, and on the South by lands formerly owned by Ebenezer Hull, containing about forty (40) acres of land, be the same more or less.

Being and intended to be the same premises conveyed by deed in Liber 1634 page 189 and in Liber 2745 page 54

TOGETHER with all right title and interest, if any, of the party of the first part in and to any streets or roads abutting the above described premises to the center lines thereof; 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 party of the second part, the heirs or successors and assigns of the party of the second part forever.

Section  
152

Block  
1

Lot  
2

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid;  
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 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.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In Presence of:

368

0829

RECORDED  
OCT 11 1 01 PM '02  
CLERK OF  
RENSSELAER COUNTY



Place, and West by Amaziah Hill, containing the same premises conveyed by Byron W. Hull and DeEte Hull, his wife, to Fred M. Hill and Maude M. Hill, his wife, by deed dated September 15, 1916, and recorded in Rensselaer County Clerk's Office in Book 367 of Deeds at Page 289 on September 20, 1916.  
ALSO, All that tract or parcel of land situate in the Town of Berlin, County of Rensselaer, and State of New York, and described as follows:  
Being the South half of a certain lot of land conveyed by James Kidd and others to Hezekiah Hull by indenture of deed bearing date the 7th day of October 1847 and generally known as Blackacre Lot; the part of said lot hereby intended to be conveyed is bounded on the West and North by lands formerly owned by Hezekiah P. Hull, on the East by lands formerly owned by Harvey Hull, and on the South by lands formerly owned by Ebenezer Hull, containing about forty (40) acres of land, be the same more or less.  
Being and intended to be the same premises conveyed by deed in Liber 1634 page 189 and in Liber 2745 page 54

TOGETHER with all right title and interest, if any, of the party of the first part in and to any streets or roads abutting the above described premises to the center lines thereof; 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 party of the second part, the heirs or successors and assigns of the party of the second part forever.

Section

152

Block

1

Lot

2

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid;  
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 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.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In Presence of:

368 0829

*Edna A Hartley*

EDNA A. HARTLEY

\* STATE OF NEW YORK, COUNTY OF *Westchester* ss:  
On the *5* day of *June* in the year *2002* before me, the  
undersigned, personally appeared *Edna Hartley*

personally known to me or proved to me on the basis of  
satisfactory evidence to be the individual(s) whose name(s) is  
(are) subscribed to the within instrument and acknowledged to  
me that he/she/they executed the same in his/her/their  
capacity(ies), and that by his/her/their signature(s) on the  
instrument, the individual(s), or the person upon behalf of  
which the individual(s) acted, executed the instrument.

*Donald H. Goldsmith*  
DONALD H. GOLDSMITH  
Notary Public, State of New York  
No. 01805021034  
Qualified in Westchester County  
Commission Expires December 6, 20 *05*

\* For acknowledgments taken in New York State.

\* STATE OF NEW YORK, COUNTY OF  
On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the  
undersigned, personally appeared

personally known to me or proved to me on the basis of  
satisfactory evidence to be the individual(s) whose name(s) is  
(are) subscribed to the within instrument and acknowledged to  
me that he/she/they executed the same in his/her/their  
capacity(ies), and that by his/her/their signature(s) on the  
instrument, the individual(s), or the person upon behalf of  
which the individual(s) acted, executed the instrument.

\*\* State, District of Columbia, Territory, Possession, or Foreign Country  
ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to  
the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their  
signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and  
that such individual made such appearance before the undersigned in the \_\_\_\_\_ (Insert  
the city or other political subdivision and the state or country or other place the acknowledgment was taken).

\*\* For acknowledgments taken outside of New York State.

BARGAIN AND SALE DEED  
With Covenant Against Grantor's Acts  
Title No. (9215)

EDNA A. HARTLEY AND LEONARD F. CLAPP, JR.,  
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

TO

SOVEREIGN TITLE AGENCY, L.P.  
64 Oak Drive  
Syosset, NY 11791  
(516) 682-8181 FAX: (516) 682-5970

SECTION 152  
BLOCK 1  
LOT 2  
COUNTY OR TOWN Sand Lake  
Rensselaer County

Recorded at Request of  
Sovereign Title Agency, L.P.

RETURN BY MAIL TO