



ALBANY COUNTY – STATE OF NEW YORK
 BRUCE A. HIDLEY COUNTY CLERK
 16 EAGLE STREET, ALBANY, NEW YORK 12207

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: R2019-24028
 Receipt#: 20190350654
 Clerk: SC
 Rec Date: 11/13/2019 08:50:21 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 3
 Rec'd Frm: IRWIN JACOB

Party1: OBRIEN ROBERT
 JACOB IRWIN AKA
 IRWIN JACOB AKA
 Party2: IRWIN JACOB
 Muni: NEW SCOTLAND TOWN

Recording:	
Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00
Sub Total:	310.00
Transfer Tax	
Transfer Tax - State	0.00
Sub Total:	0.00
Total:	310.00
**** NOTICE: THIS IS NOT A BILL ****	
***** Transfer Tax *****	
Transfer Tax #: 2403	
Transfer Tax	
Total:	0.00

Record and Return To:

SASE/JON KOSICH

THIS PAGE CONSTITUTES THE CLERK'S
 ENDORSEMENT, REQUIRED BY SECTION 316-a (5)
 & 319 OF THE REAL PROPERTY LAW OF THE
 STATE OF NEW YORK.

Bruce A. Hidley
 Albany County Clerk

Handwritten initials: *JK*
MS

Bargain & sale deed, with covenant against grantor's acts--Ind. or Corp.

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

THIS INDENTURE, made the 17th day of October, Two Thousand and Nineteen

BETWEEN

ROBERT O'BRIEN residing at 20 Wiggand Dr., Glenmont, NY 12077 and
IRWIN JACOB correctly known as **JACOB IRWIN** residing at 26 SR 143, Westerlo, NY
12193

parties of the first part, and

JACOB IRWIN residing at 26 SR 143, Westerlo, NY 12193,

party of the second part,

WITNESSETH, that the parties of the first part, in consideration of One Dollar 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 PIECE OR PARCEL OF LAND situate, lying and being in the Town of New Scotland, County of Albany and State of New York known as tax lot 130-1-9.1.

BEING the same parcel as in a deed from Michael Petraznik, Jr. and Michael Petraznik, Jr., as Executor of the Estate of Michael Petraznik, Sr., to Robert O'Brien and Irwin Jacob dated September 30, 2013 and recorded October 2, 2013 in the Albany County Clerk's Office in Book 3079 at Page 703.

TOGETHER with all right, title and interest, if any, or the parties of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the parties 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.


AND the parties of the first part covenant that the party of the first part have not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid,

AND the parties of the first part, in compliance with Section 13 of the Lien Law, covenant that the parties 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 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. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:


ROBERT O'BRIEN


JACOB IRWIN

State of New York
County of Greene

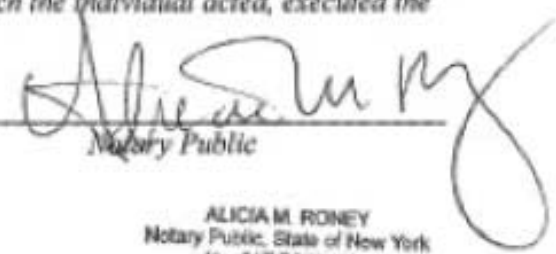
On this 17th day of ~~March~~ ^{October}, Two Thousand and Nineteen, before me, the undersigned, a Notary Public in and for said State, appeared JACOB IRWIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public


State of New York

County of Albany

On this 17th day of ~~March~~ ^{October}, Two Thousand and Nineteen, before me, the undersigned, a Notary Public in and for said State, appeared ROBERT O'BRIEN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

ALICIA M. RONEY
Notary Public, State of New York
No. 01R06305798
Qualified in Albany County
Commission Expires June 9, 2022