



**Albany County Clerk
16 Eagle St. Rm 128
Albany, NY 12207**

Return to:

BOX 79

Instrument: Deed

Document Number: 11313141 Book: 3055 Page: 1040

Grantor

BRUNDAGE, LYLE E
BRUNDAGE, JOAN S

Grantee

MCCAFFREY, FRANCIS P
JONES, ROBERT J

Number of Pages: 4

Amount: \$150000.00

Transfer Tax Receipt
Albany County Clerk Received:
Trans Tax # 3109
.....\$600.00

Recorded Date/Time: 01/14/2013 at 10:57 AM

Receipt Number: 743479

Note: **DO NOT REMOVE - THIS PAGE IS PART OF THE DOCUMENT
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.**

Thomas G. Clingan, County Clerk

1203-45629
Box 79

3/19

THIS INDENTURE

Made the 28th day of December
Two Thousand and Twelve

Albany County Clerk
Deed Books (Record Room)
Book 3055 Page 1041



Between Lyle E. Brundage and Joan S. Brundage, Trustees of the Lyle E. Brundage Revocable Trust Agreement dated May 18, 2006, presently residing at 5526 San Marino Way, Lake Worth, Florida 33467

parties of the first part, and

FRANCIS P. McCaffrey, presently residing at 34 Bullock Road, Slingerlands, New York 12159 and ROBERT J. JONES, presently residing at 20 Rural Place, Delmar, New York 12054, as tenants in common.

parties of the second part,

Witnesseth that the parties of the first part, in consideration of One hundred fifty thousand and 00/100 Dollars (\$150,000.00) 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 certain lot, piece or parcel of land situate, lying and being in the Town of New Scotland, County of Albany, State of New York, more particularly described as follows:

All of Lot No. (2) as the same is shown on a map entitled "Map of Proposed Subdivision, Lands of Angelo & Claire R. Dounoucos, Street No. 83 Bullock Road, Town of New Scotland" dated May 12, 2006, made by Paul E. Hite Licensed Land Surveyor, and filed in the Albany County Clerk's Office in Drawer No. 172 as Map Number 11816.

Containing (90) acres of land more or less.

Subject to an easement for purposes of maintaining, repairing, or replacing an existing water line located within the bounds of the above mentioned Lot No. (2), said easement being (10.00) feet in width, having parallel and continuous sides throughout and shown on said filed map and granted by Dounoucos for the benefit of Lots No. (1) and (2). Said water line to be used in common with Lot No. (1) and for the benefit of Lots (1) and (2).

Granting in common with Lot No. (1) the rights and easements as granted by Jacob H. Herzog, Jr. and Arlene C. Herzog to Angelo Dounoucos and Claire R. Dounoucos by deed dated December 23, 2003 and recorded in the Albany County Clerk's Office in book of deeds 2761, page 1053 and 1057.

The parties of the second part agree that no development shall take place on the real property conveyed hereby for a period of 5 years from the date of this deed; provided, however, that this restriction shall become ineffective upon the occurrence of the transfer of premises currently owned by Elizabeth Brundage Morris and R. Scott Morris (adjacent to premises conveyed herein) or the death of either Frances P. McCaffrey and Robert J. Jones and the transfer of title of the premises conveyed herein to a bonafide purchaser.

Subject to all the enforceable covenants, conditions, restrictions and easements of record, if any affecting said premises.

Being the same premises conveyed to the parties of the first part by deed dated November 29, 2006 and recorded in the Albany County Clerk's office on December 20, 2006 in book 2869 of Deeds at page 653.

Albany County Clerk
Document Number 1313141
Rec'd 01/14/2013 10:57:27 AM

Together with the appurtenances and all the estate and rights of the said Trustees have in said premises which the parties of the first part had or has power to convey or dispose of, whether individually or by virtue of said Trust,

To have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

And, said party of the first part covenants as follows:

FIRST, That the parties(s) of the second part shall quietly enjoy the said premises;

SECOND, That said party(ies) of the first part will forever WARRANT the title to said premises.

And said parties of the first part covenant that they have not done or suffered anything whereby the said premises have been encumbered in any way.

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 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.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF

Lyle E. Brundage
LYLE E. BRUNDAGE, Trustee of the Lyle E. Brundage Revocable Trust

Joan S. Brundage
JOAN S. BRUNDAGE, Trustee of the Lyle E. Brundage Revocable Trust

W/A LS
FRANCIS P. McCAFFREY

W/A LS
ROBERT J. JONES

STATE OF FLORIDA)
COUNTY OF *Palm Beach*) ss.:

On this 26 day of December Two Thousand and Twelve before me, the undersigned, personally appeared Lyle E. Brundage and Joan S. Brundage, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities and by their signatures on the instrument, the individuals or the person upon behalf of which the individuals acted, executed the instrument, and that such individual made such appearance before the undersigned in West Palm Beach, Florida USA

(insert correct geographical subdivision and state or county or other place where taken)



Latrice S. Hawkins
NOTARY PUBLIC
Latrice S. Hawkins

before me, the undersigned, personally appeared _____ 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/she executed the same in his/her capacity and by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Laura M. Marro
NOTARY PUBLIC

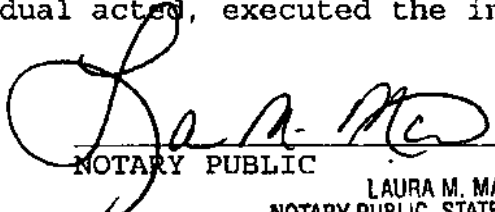
13116015


FRANCIS P. McCAFFREY LS


ROBERT JONES LS

STATE OF NEW YORK)
) ss.:
COUNTY OF ALBANY)

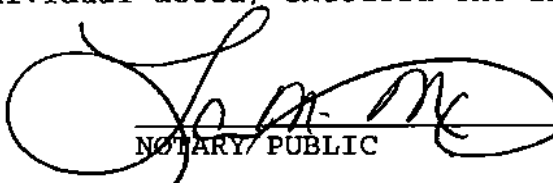
On this 28th day of Dec., Two Thousand and Twelve, before me, the undersigned, personally appeared FRANCIS P. McCAFFREY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity and by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC

LAURA M. MARRO
NOTARY PUBLIC, STATE OF NEW YORK
NO. 4666212
QUALIFIED IN ALBANY COUNTY
COMMISSION EXPIRES 1/31/2015

STATE OF NEW YORK)
) ss.:
COUNTY OF ALBANY)

On this 28th day of Dec., Two Thousand and Twelve, before me, the undersigned, personally appeared ROBERT J. JONES, 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/she executed the same in his/her capacity and by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC

LAURA M. MARRO
NOTARY PUBLIC, STATE OF NEW YORK
NO. 4666212
QUALIFIED IN ALBANY COUNTY
COMMISSION EXPIRES 1/31/2015