INSTRUMENT #: R2018-8208
Receipt#: 20180220968
Clerk: K.T
Rec Date: 04/16/2018 09:31:18 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: SCOTT COMMANDER LLC
Party1: 26 DOVE STREET LLC
Party2: SCOTT COMMANDER LLC
Muni: ALBANY CITY

Recording:
Cover Page 5.00
Recording Fee 35.00
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: 315.00

Transfer Tax
Transfer Tax - State 1680.00
Sub Total: 1680.00

Total: 1995.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 5837
Transfer Tax
Transfer Tax - State 1680.00
Total: 1680.00

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
WARRANTY DEED

THIS INDENTURE, made this 9th day of April, 2018

BETWEEN

26 DOVE STREET, LLC, a limited liability company with a mailing address of 246 State Route 81, West Coxsackie, New York 12192; Parties of the First Part, and

SCOTT COMMANDER, LLC, a limited liability company with a mailing address of 72 Martha Hicks Road, East Nassau, New York 12062-2216; Parties of the Second Part,

WITNESSETH that the parties of the first part, in consideration of ONE AND 00/100 ($1.00) DOLLARS and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs and assigns forever,

SEE SCHEDULE "A" ATTACHED HERETO

BEING the same premises conveyed to the Grantor herein from Rosemary Martin, Shawn Michael Martin and Darrin Thomas Martin by deed dated April 20, 2012 and recorded in the Albany County Clerk's Office on July 11, 2012 in Document Number 11189287, Book 3038 of Deeds at page 574.

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 parties of the second part, their heirs and assigns forever.

AND said parties of the first part covenants as follows:

FIRST, that the parties of the second part shall quietly enjoy the said premises;

SECOND, that said parties of the first part will forever Warrant the title to said premises.

RECORD & RETURN TO:
Mark A. Fluery, Esq.
3509 NY 150
East Greenbush, NY 12061
THIRD, That in compliance with Section 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 improvements and 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 purpose.

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

26 Dove Street LLC

By: Rosemary Martin

STATE OF NEW YORK )
COUNTY OF (Columbia) ss:

On the 9th day of April in the year 2018, before me, the undersigned a notary public in and for said state, personally appeared Rosemary Martin, 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.

[Signature]
Notary Public-State of New York

JOAN R. TAILLEUR
Notary Public, State of New York
No. 4856615
Qualified in Greene County
Commission Expires March 17, 2022
Schedule A Description

ALL THAT TRACT OR PARCEL OF LAND, with the buildings thereon, situate, lying and being on the easterly side of Dove Street, between State Street and Washington Avenue, in the City of Albany, in the County of Albany, and State of New York, bounded and described as follows:

BEGINNING at a point in the easterly line of Dove Street distant northerly one hundred twenty-three and seven hundredths (123.07) feet from the northerly line of State Street and running thence easterly along the southerly wall of these described premises and at an interior angle of ninety (90) degrees and forty-six (46) minutes with said Dove Street, forty-four and fifty-six hundredths (44.56) feet to the westerly line of a cornice of a piazza on these described premises; thence southerly along said cornice line and square with the last described line, one and four tenths (1.4) feet; thence easterly along the same and square with the last described line twenty-two and seventy-six hundredths (22.76) feet, thence northerly along the same and square with the last described line, one and thirty-two hundredths (1.32) feet; thence easterly parallel with State Street and at an interior angle of two hundred sixty-nine (269) degrees and thirty-five (35) minutes with the last described line, sixty-four and sixty-eight hundredths (64.68) feet; thence northerly parallel with said Dove Street and at an interior angle of eighty-nine (89) degrees and thirty-nine (39) minutes with the last described line, twenty-two and five tenths (22.5) feet; thence westerly at an interior angle of ninety (90) degrees and twelve (12) minutes with the last described line sixty-six (66) feet to the northeasterly corner of the brick dwelling on these described premises; thence westerly at an interior angle of one hundred eighty (180) degrees and twenty (20) minutes with the last described line and along the northerly side of said brick dwelling, sixty-six (66) feet to said easterly line of Dove Street and thence southerly along said easterly line of Dove Street and at an interior angle of eighty-nine (89) degrees and twenty-eight (28) minutes with the last described line, twenty-one and ninety-seven hundredths (21.97) feet to the place of beginning; being the premises now known as Street No. 26 Dove Street.

The premises No. 26 Dove Street hereby conveyed, together with the adjoining premises No. 28 Dove Street, were surveyed May 6th, 1929, by Herschel Roberts, Civil Engineer, and are shown on a map thereof by him made, a blue print of which is attached to and was recorded with a warranty deed of said Premises No. 26 Dove Street from Mary C. Farrell to The Mosher Corporation, dated November 3rd, 1932, and recorded in the Albany County Clerk's Office November 5, 1932, in Book of Deeds No. 855 at Page 335.