



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 #: R2020-15761

Receipt#: 20200397612
 Clerk: TR
 Rec Date: 07/24/2020 12:34:45 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 3
 Rec'd Frm: THE LEGAL AID SOCIETY

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
Notice of Transfer of sal	0.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 310.00

Transfer Tax	
Transfer Tax - State	4.00

Sub Total: 4.00

Total: 314.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 7126
 Transfer Tax

Transfer Tax - State	4.00
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Total: 4.00

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

Record and Return To:

LEGAL AID SOCIETY
 95 CENTRAL AVENUE
 ALBANY, NY 12206

215

RECORD AND RETURN TO:

Legal Aid Society
95 Central Avenue
Albany, New York 12206

DEED

Made the 6 day of ~~June~~^{July}, Two Thousand Twenty, **BETWEEN**

THE CITY OF ALBANY, a municipal corporation with its principal place of business located at 24 Eagle Street, Albany, New York 12207,

Party of the first part, and

THE LEGAL AID SOCIETY OF NORTHEASTERN NEW YORK, INC., having its principal place of business located at 95 Central Avenue, Albany, New York 12206,

Party of the second part,

WITNESSETH, that the party of the first part, in consideration of **ONE (\$1.00) DOLLAR** paid by the party of the second part, hereby quit claims unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, as follows:

ALL THAT PORTION OF SAID PARCEL situate, lying and being in the City of Albany, County of Albany and State of New York more particularly described as follows:

Parcel location:	69 Sherman Street, City of Albany, County of Albany
Parcel Tax Map Number	65.72-3-34
SWIS Code	010100
Lot Size	2,880 square feet; .07 acres
School District	Albany

BEING the premises conveyed to the party of the first part by the County of Albany by Deed dated January 7, 1977 and recorded in the Albany County Clerk's Office as Instrument No. 2125/861, said deed containing a "Schedule A" of certain parcels in the City of Albany contained on a List of Foreclosure filed in the Albany County Clerk's Office, with the premises being conveyed herein contained at 2125/906 of said "Schedule A".

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, its heirs or successors and assigns forever;

AND said parties covenant as follows;

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


SECOND, that, in compliance with Sec. 13 of the Lien Law, 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 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;

IN WITNESS THEREOF, the party of the first part has hereunto set its hand and seal the day and year above written.

In Presence of:

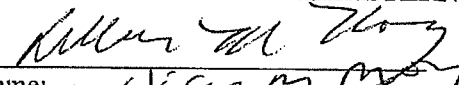
THE CITY OF ALBANY

By:


Name: KATHY M. SHEEHAN
Title: MAYOR

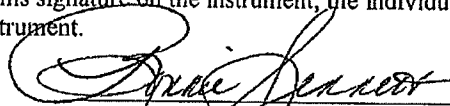
LEGAL AID SOCIETY OF NORTHEASTERN NEW YORK, INC.

By:


Name: William M. Moy
Title: Executive

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

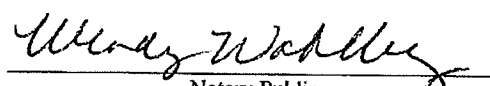
On the 14th day of July, 2020, before the undersigned, personally appeared KATHY M. SHEEHAN, MAYOR, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.


Notary Public

BONNIE SENNETT
Notary Public, State of New York
Qualified in Schenectady County
No. 01SE6277257
My Commission Expires 03-04-2021

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

On the 30th day of June, 2020, before the undersigned, personally appeared Lillian M. Moy, 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 on behalf of which the individual acted, executed the instrument.


Notary Public

WENDY WAHLBERG
NOTARY PUBLIC, STATE OF NEW YORK
NO. 4754696
QUALIFIED IN ALBANY COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2021



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 #: R2018-27923

Receipt#: 20180276221
 Clerk: BV
 Rec Date: 12/18/2018 09:08:47 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: LEGAL AID SOCIETY OF
 NORTHEASTERN NEW YORK INC

Party1: ALBANY COUNTY LAND BANK CORP
 Party2: LEGAL AID SOCIETY OF
 NORTHEASTERN NEW YORK INC
 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	8.00

Sub Total: 8.00

Total: 323.00

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

***** Transfer Tax *****
 Transfer Tax #: 3219
 Transfer Tax

Transfer Tax - State	8.00
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Total: 8.00

Record and Return To:

BOX 68

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

3
2/16
B

RECORD AND RETURN TO: *Box 68*

Morgan Ruthman
The Spinney Group
1 Juniper Drive
Delmar, NY 12054

QUIT CLAIM DEED

Made the 13th day of November, Two Thousand Eighteen,

BETWEEN

ALBANY COUNTY LAND BANK CORPORATION, a not-for-profit corporation organized and existing pursuant to the laws of the State of New York, currently having a principal place of business located at 69 State Street, Albany, New York 12207,

Party of the first part, and

LEGAL AID SOCIETY OF NORTHEASTERN NEW YORK, INC., a not-for-profit corporation organized and existing pursuant to the laws of the State of New York, currently having a principal place of business located at 95 Central Avenue, Albany, New York 12206,

Party of the second part,

WITNESSETH, that the party of the first part, in consideration of **ONE (\$1.00) DOLLAR** paid by the party of the second part, hereby quit claims unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, as follows:

ALL THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND situate, lying and being in the City of Albany, County of Albany and State of New York, described as "**PARCEL Nos. ALBANY 6100-11-1275 71 Sherman Street, City of Albany (Tax Map No. 65.72-3-35); and ALBANY 6100-11-1276, 73 Sherman Street, City of Albany (Tax Map No. 65.72-3-36)**" in the Deed In Foreclosure conveying said premises to the County of Albany executed by the Enforcing Officer of the County of Albany, New York, Tax District on 6/24/2016 and recorded in the Albany County Clerk's Office on 6/24/2016 as Instrument No. R2016-13506 made pursuant to the Final Judgment of Foreclosure with respect o said premises granted to said Tax District by the Albany County Court on 6/13/2016 and entered in the Albany County Clerk's Office on 6/15/2016 in the proceeding commenced in that Court under **Index No. 6100-11** entitled "In the Matter of the "In Rem" Delinquent Tax Lien Foreclosure Proceeding brought pursuant to Article Eleven, Title 3, of the Real Property Tax Law by THE COUNTY OF ALBANY, NEW YORK, TAX DISTRICT against Those Parcels of Real Property described in the **LIST OF DELINQUENT TAXES filed on 12/2/2011** covering the **City of Albany, Albany County.**"

ALSO ALL THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND situate, lying and being in the City of Albany, County of Albany and State of New York, described as "**PARCEL Nos. ALBANY 7736-10-1133, 85 Sherman Street, City of Albany (Tax Map No. 65.72-3-42)**" in the Deed in Foreclosure conveying said premises to the County of Albany executed by the Enforcing Officer of the County of Albany, New York, ax District on 6/24/2016 and recorded in the Albany County Clerk's Office on 6/24/2016 as Instrument No. R2016-13507 made pursuant to the Final Judgment of Foreclosure with respect to said premises granted to said Tax District by the Albany County Court on 6/1/2016 and entered in the Albany County Clerk's Office on 6/3/2016 in the proceeding commenced in that Court under **Index No. 7736-10** entitled

"In the Matter of the "In Rem" Delinquent Tax Lien Foreclosure Proceeding brought pursuant to Article Eleven, Title 3, of the Real Property Tax Law by THE COUNTY OF ALBANY, NEW YORK, TAX DISTRICT against Those Parcels of Real Property described in the **LIST OF DELINQUENT TAXES** filed on 12/16/2010 covering the City of Albany, Albany County."

BEING three of the premises conveyed to the party of the first part by the County of Albany by Quit Claim Deed dated February 23, 2017, and recorded in the Albany County Clerk's Office on February 24, 2017 as Instrument No. R2017-4835.

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, its heirs or successors and assigns forever;

AND said parties covenant as follows;

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

SECOND, that, in compliance with Sec. 13 of the Lien Law, 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 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;

THIRD, for a period of five (5) years commencing from the date of closing, party of the second part shall retain ownership of the property and maintain the property in accordance with all City of Albany codes and ordinances. In the event that the property is not in compliance with all City of Albany codes and ordinances within thirty (30) days from the closing date, and/or owner does not retain the property for five (5) years from the date of closing, the property shall revert back to the party of the first part.

The property is in the regular course of business of the Grantor Corporation and that the premises being sold are not all or substantially all of the assets of the Corporation.

IN WITNESS THEREOF, the party of the first part has hereunto set its hand and seal the day and year above written.

In Presence of:

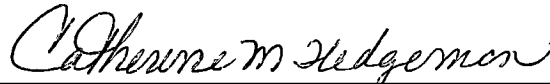
ALBANY COUNTY LAND BANK CORPORATION

By: _____


Adam Zaranko
Executive Director

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

On the 8th day of November, 2018, before the undersigned, personally appeared **ADAM ZARANKO**, 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 on behalf of which the individual acted, executed the instrument.



CATHERINE M. HEDGEMAN

Notary Public, State of New York

Registration #01HE5078171

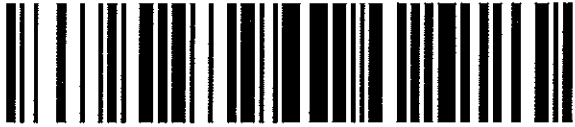
Qualified in Albany County

Commission Expires May 19, 2019



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 #: R2019-15431

Receipt#: 20190325985
 Clerk: KMC
 Rec Date: 08/01/2019 09:21:33 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: LEGAL AID SOCIETY

Party1: ALBANY COUNTY LAND BANK CORP
 Party2: LEGAL AID SOCIETY OF
 NORTHEASTERN NEW YORK INC
 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 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.00

Transfer Tax	
Transfer Tax - State	2.00

Sub Total: 2.00

Total: 192.00

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

***** Transfer Tax *****

Transfer Tax #: 6
 Transfer Tax

Transfer Tax - State	2.00
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Total: 2.00

Record and Return To:

BOX 68

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

5/17
(3)
22-
1/

RECORD AND RETURN TO: *Box 68*
~~Legal Aid Society
95 Central Avenue
Albany, New York 12206~~

QUIT CLAIM DEED

Made the 27th day of June, Two Thousand Nineteen,

BETWEEN

ALBANY COUNTY LAND BANK CORPORATION, a not-for-profit corporation organized and existing pursuant to the laws of the State of New York, currently having a principal place of business located at 69 State Street, Albany, New York 12207,

Party of the first part, and

LEGAL AID SOCIETY OF NORTHEASTERN NEW YORK, INC., having an address at 95 Central Avenue, Albany, New York 12206,

Party of the second part,

WITNESSETH, that the party of the first part, in consideration of **ONE (\$1.00) DOLLAR** paid by the party of the second part, hereby quit claims unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, as follows:

ALL THAT PORTION OF SAID DEFAULTED PARCELS situate, lying and being in the City of Albany, County of Albany and State of New York more particularly described as follows:

Parcel Foreclosure No.	0001287
Foreclosure Proceeding Index No.	5107-13
Parcel location:	77 Sherman St. City of Albany
Parcel Tax Map Number	06507200030370000000
Parcel Property Tax Class Code	220
Owner listed on delinquent tax bill	Garhartt, Brenda Ann
Reputed Parcel Owner(s) as of 10/3/13	Garhartt, Brenda Ann

Said premises have been previously described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND with the buildings and improvements thereon, situate, lying and being in the City of Albany, County of Albany and State of New York, in what was formerly known as the Ditch Tract on the hill near the one mile stone and designated on a map of said tract, a copy of which is in the possession of the Second Reformed Dutch Church in the City of Albany as the south half part of Lot Number 34 and the easterly 6 inches of the south half part of Lot Number 35 on the north side of Sherman Street between the Northern Boulevard (formerly Knox Street) and Lexington Avenue (formerly Snipe Street). The premises hereby intended to be conveyed being about 29 feet six inches wide in front and rear and 70 feet in depth.

Subject to an easement over the westerly 6 feet of the premises conveyed, to be used in conjunction with the easterly 6 feet of the premises adjoining on the west as a driveway, in common, and the owners and the occupants of the said premises adjoining on the west; such driveway to be maintained jointly by the owners of both of said premises and to be kept free and unobstructed.

BEING the premises conveyed to the party of the first part by the County of Albany by Quitclaim Deed dated March 7, 2019 and recorded in the Albany County Clerk's Office on March 20, 2019 as Instrument No. R2019-5422.

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, its heirs or successors and assigns forever;

AND said parties covenant as follows;

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

SECOND, that, in compliance with Sec. 13 of the Lien Law, 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 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;

THIRD, the party of the Second Part acknowledges and agrees that in the event the property is not used for a parking lot (12) months of the date of this deed, all right, title and interest in 77 Sherman Street, City of Albany, New York 12206 (Tax Map No. 65.72-3-37) shall revert to the party of the first part. That the party of the Second Part further covenants and agrees that the party of the Second Part may not sell or transfer all of the property or any interest in the Property during a Term of five (5) years from the date of this deed without the prior written consent of the party of the First Part.

The property is in the regular course of business of the Grantor Corporation and that the premises being sold are not all or substantially all of the assets of the Corporation.

IN WITNESS THEREOF, the party of the first part has hereunto set its hand and seal the day and year above written.

In Presence of:

ALBANY COUNTY LAND BANK CORPORATION

By: _____

Name: Adam Zaraniko
Title: Executive Director

Legal Aid Society of Northeastern New York, Inc.

By: *Lillian Moy*
Name: Lillian Moy
Title: Executive Director

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

On the 16th day of July, 2019, before the undersigned, personally appeared ADAM ZARANKO, 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 on behalf of which the individual acted, executed the instrument.

Catherine M Hedgeman
CATHERINE M. HEDGEMAN
Notary Public, State of New York
Registration #01HE5078171
Qualified in Albany County
Commission Expires May 19, 2023

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

On the 15th day of July, 2019, before the undersigned, personally appeared LILLIAN MOY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individuals, or the persons on behalf of which the individuals acted, executed the instrument.

Michael J Telfer
Notary Public

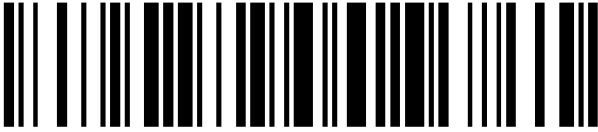
MICHAEL J TELFER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02TE6309955
Qualified in Albany County
My Commission Expires August 18, 2022



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 #: R2019-17826

Receipt#: 20190332968
 Clerk: BV
 Rec Date: 08/29/2019 11:07:02 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: LEGAL AID SOCIETY OF
 NORTHEASTERN NEW YORK

Party1: SS&Y LLC
 Party2: LEGAL AID SOCIETY OF
 NORTHEASTERN NEW YORK
 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	4.00

Sub Total: 4.00

Total: 319.00

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

***** Transfer Tax *****
 Transfer Tax #: 735
 Transfer Tax

Transfer Tax - State	4.00
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Total: 4.00

Record and Return To:

BOX 68

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

R+R: Box 68

THIS INDENTURE, made the 13 day of August 2016

BETWEEN

SS & Y LLC, with offices at 112 Bradford Street, Albany, New York 12207.

party of the first part, and

Legal Aid Society of Northeastern New York a N.Y. non-profit with offices at 95 Central Avenue, Albany, New York 12206

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

one Dollars (\$ 1.00) Lawful money of the United States, and all other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the successors and assigns of the party of the second part forever, the following parcel of land, with improvements, if any, located thereon.

ALL THAT TRACT OR PARCEL OF LAND with buildings and improvements thereon erected, situate, lying and being in the City of Albany, County of Albany and State of New York in what formerly known as the Dutch Church tract on the hill near the one mile stone and designated on a map of said tract, a copy of which is in the possession of the Second Reformed Dutch Church in the City of Albany, as the westerly 28 feet 6 inches south half part of lot No. 35 on the North side of Sherman Street between the Northern Boulevard (formerly known as Knox Street) and Lexington Avenue (formerly Snipe Street). The premises hereby intended to be conveyed being about 28 feet and 6 inches in width in front and rear and 70 feet in depth and as known as Street No. 79 Sherman Street, in said City of Albany. This conveyance is made and accepted with the understand and agreement that the easterly 6 feet of the premises hereby conveyed is to be used in conjunction with the westerly 6 feet of the premises adjoining on the east, as a driveway in common, by the owners and occupants of the premises hereby conveyed and the owners and occupants of the said premises adjoin on the east.

BEING the same premises conveyed to the party of the first part by deed dated September 8, 2016 and recorded with the Albany County Clerk on 9-9-16 on Book 2016 Page 2497

TOGETHER with all right, title and interest, if any, of the party 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 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.

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 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 tense of this indenture so requires.

IN PRESENCE OF:

Suliman Moflhi
SS & Y LLC
By: Suliman Moflhi

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

State of New York County of Albany ss:

On the 13 day of August in the year 2019, before me, the undersigned, personally appeared SULIMAN Moflhi 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]
(signature and office of individual taking acknowledgment)

THOMAS J. GABRIELS
Notary Public, State of New York
N. 4866693
Qualified in Albany County
Commission Expires July 14, 2022

DEED

QUITCLAIM WITH LIEN COVENANT

TO

DATED;

STATE OF NEW YORK

COUNTY OF _____ ss

RECORDED ON THE

_____ day of _____, 20__

at _____ o'clock _____ M.

in Liber. _____ of Deeds.

at Page _____ and examined

CLERK

PLEASE RECORD AND RETURN TO:

STATE OF NEW YORK
COUNTY OF ALBANY

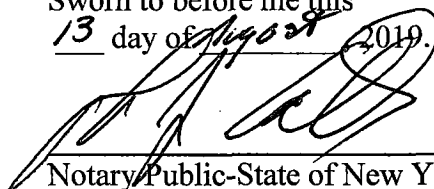
Suliman S. Moflhi and Amran S. Moflhi depose and say;

- 1) We are the sole members of SS & Y LLC. and do hereby authorize the sale of real property commonly known as 79 Sherman Street, Albany, NY.
- 2) We both nominate and appoint Suliman S. Moflhi to execute any and all documents to accomplish the same.



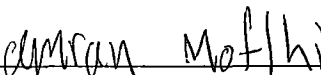
Suliman S. Moflhi

Sworn to before me this
13 day of August, 2019.



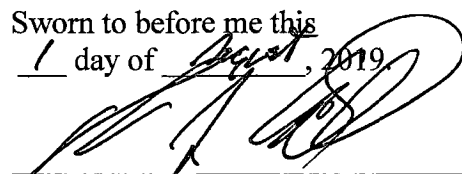
Notary Public-State of New York

THOMAS J. GABRIELS
Notary Public, State of New York
N. 1866693
Qualified in Albany County
Commission Expires July 14, 2022



Amran S. Moflhi

Sworn to before me this
1 day of August, 2019.



Notary Public-State of New York

THOMAS J. GABRIELS
Notary Public, State of New York
N. 1866693
Qualified in Albany County
Commission Expires July 14, 2022



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 #: R2017-13348

Receipt#: 20170148663
 Clerk: KT
 Rec Date: 06/12/2017 09:38:03 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 7
 Rec'd Frm: LEGAL AID SOCIETY

Party1: EQUINOX INC
 Party2: LEGAL AID SOCIETY OF
 NORTHEASTERN NEW YORK INC
 Muni: ALBANY CITY

Recording:

Cover Page	5.00
Recording Fee	50.00
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: 330.00

Transfer Tax	
Transfer Tax - State	2000.00

Sub Total: 2000.00

Total: 2330.00

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

***** Transfer Tax *****
 Transfer Tax #: 7018
 Transfer Tax
 Consideration: 500000.00

Transfer Tax - State	2000.00
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Total: 2000.00

Record and Return To:

LEGAL AID SOCIETY
 55 COLVIN AVE
 ALBANY NY 12206

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

OKT.

Record & Return to:

Legal Aid Society
55 Colvin Avenue
Albany, NY 12206

BARGAIN & SALE DEED
with Covenant against Grantor's Acts

THIS INDENTURE made the 2nd day of June, 2017 BETWEEN

EQUINOX, INC., a New York not-for-profit corporation with offices at 89 Central Avenue, Albany, New York 12206 (hereinafter referred to as "Grantor") and

LEGAL AID SOCIETY OF NORTHEASTERN NEW YORK, INC., a New York not-for-profit corporation with offices at 55 Colvin Avenue, Albany, New York 12206 (hereinafter referred to as "Grantee").

WITNESSETH, that the Grantor, in consideration of ONE AND 00/100 DOLLAR (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the successors and assigns of the Grantee forever,

ALL THOSE CERTAIN TRACTS, PIECES OR PARCELS OF LAND situate in the City of Albany, County of Albany and State of New York and more particularly described as follows:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made in the ordinary course of business of the Grantor and does not constitute a sale of all or substantially all of the assets of the Grantor.

SUBJECT TO all covenants, conditions, easements and restrictions of record affecting said premises.

BEING the same premises conveyed to the Grantor herein by the following deeds:

Parcels 1 and 2: By deed from Murat S. Kasparian, Arjanti Kasparoglu and Gorun Balgin dated September 2, 1999 and recorded in the Albany County Clerk's Office on September 7, 1999 in Book 2638 of Deeds at Page 1000; and

Parcels 3, 4 and 5: By deed from Edward P. Swyer dated October 28, 2002 and recorded in the Albany County Clerk's Office on December 26, 2002 in Book 2727 Deeds at Page 6.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the successors and assigns of the Grantee forever.

AND the Grantor covenants that it has not done or suffered anything whereby said premises have been encumbered in any way whatever, except as aforesaid.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that 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.

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

EQUINOX, INC.

By: *Dorothy S. Cucinelli*
Dorothy S. Cucinelli
Chief Executive Officer

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

On the 1st day of June in the year 2017 before me, the undersigned, a notary public in and for said state, personally appeared DOROTHY S. CUCINELLI, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Notary Public

Randall S. Beach
Notary Public, State of New York
Qualified in Schenectady County
No. 02BE6002501
Commission Expires July 16, 2018

SCHEDULE A

PARCEL 1:

ALL THAT PARCEL OF LAND, with the buildings and improvements thereon, situate in the Sixth Ward of the City and County of Albany, State of New York, on the northeast side of Central Avenue between Northern Boulevard and Lexington Avenue, near the one mile stone, and shown on map of the Dutch Church Tract on the Hill as Lots Numbers 36 and 37 on the northeast side of the Albany and Schenectady Turnpike Road (now Central Avenue) and extending northeasterly to Sand Street (now Sherman Street), said two lots together being 66 feet on Central Avenue and extending Northeasterly the same width 160 feet to Sherman Street; the buildings on said premises are now designated on the Albany City tax roll as Numbers 89, 91, 93 and 95 Central Avenue.

The above premises are more modernly described as follows:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND situate in the City of Albany, County of Albany, State of New York lying along the northeasterly line of Central Avenue – N.Y.S. Route 5 and the southwesterly line of Sherman Street, being further bounded and described as follows: Beginning at the point of intersection of the common division line between lands of Equinox, Inc. as described in Book 2638 of Deeds at Page 1000, to the Southeast and lands of Swyer as described in Book 2435 of Deeds at Page 773, to the Northwest, with the northeasterly line of Central Avenue – N.Y.S. Route 5, thence along said common division line North 57° 57' 30" East, 160.05 feet to a point in the southwesterly line of Sherman Street, thence along said southwesterly line, South 32° 27' 10" East, 66.24 feet to the point of intersection of said southwesterly line with the northwesterly line of lands of SA & L Enterprises as described in Book 2359 of Deeds at Page 429, thence along said northwesterly line and the northwesterly line of lands of VRRMM, LLC as described in Book 2740 of Deeds at Page 384, South 58° 02' 42" West, 160.02 feet to a point in the northeasterly line of Central Avenue – N.Y.S. Route 5, thence along said northeasterly line, North 32° 28' 50" West, 66.00 feet to the point of beginning.

PARCEL 2:

ALSO ALL THAT PARCEL OF LAND, situate in the Sixth Ward of the City and County of Albany, State of New York, on the southwest side of Sherman Street between Northern Boulevard and Lexington Avenue, consisting of the northeast parts of Lots Numbered 31, 32 and 33 on the southwest side of Sand Street as said lots are shown on a map of the Dutch Church Tract on the Hill, bounded and described as follows: BEGINNING at the most easterly corner of said Lot Number 31 on the southwest side of Sherman Street, which beginning point is about 297.84 feet northwesterly from the intersection of the northwest side of Northern Boulevard with southwest side of Sherman Street, and running then southwesterly along said southeast line of Lot Number 31 a distance of 58.22 feet to the lot now or formerly reputedly owned by James J. Carroll and Mary J. Carroll, his wife (as recited in prior conveyances of record of this parcel); then northwesterly 99 feet along said Carroll lot (now or formerly) to a point in the west line of said Lot Number 33 distant 58.22 feet southwesterly from the southwest side of Sherman Street as measured on said lot line; then northeasterly along said lot line 58.22 feet to Sherman Street, and southeasterly along Sherman Street 99 feet to the place of beginning.

The above premises are more modernly described as follows:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND situate in the City of Albany, County of Albany, State of New York lying along the southwesterly line of Sherman Street, being further bounded and described as follows: Beginning at the point of intersection of the common division line between lands of Equinox, Inc. as described in Book 2638 of Deeds at Page 1000, to the Northwest and lands of Kasparoglu as described in Book 2195 of Deeds at Page 351, to the Southeast, with the southwesterly line of Sherman Street, thence along said common division line South 57° 59' 30" West, 58.22 feet to the point of intersection of said common division line with the northeasterly line of lands of Spadaro Trust as described in Book 2016 of Deeds at Page 8821, thence along said northeasterly line and the northeasterly lines of lands of Rider as described in Book 2971 of Deeds at Page 800 and lands of Rider as described in Book 2952 of Deeds at Page 39, North 32° 27' 10" West, 99.00 feet to a point in the southeasterly line of lands of SA & L Enterprises as described in Book 2359 of Deeds at Page 429, thence along said southeasterly line North 57° 59' 30" East, 58.22 feet to a point in the southwesterly line of Sherman Street, thence along said southwesterly line South 32° 27' 10" East, 99.00 feet to the point of beginning.

PARCEL 3:

ALSO ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being in the City and County of Albany, New York designated as follows:

Ward 6, City of Albany, County of Albany, Alleged owner: Joseph Scaringe, described as follows: Street No. 83 Sherman St., Lot No. -, side North between Northern Blvd. and Lexington Ave. Bounded by lands now or formerly of: North – Elk St., East – Bytner, South – Sherman, West – Bytner. Dimensions – S. – 18.86, N – 18.08 x 70.

The above premises are more modernly described as follows:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND situate in the City of Albany, County of Albany, State of New York lying along the northeasterly line of Sherman Street, being further bounded and described as follows: Beginning at the point of intersection of the common division line between Street No. 83½ Sherman Street, to the Northwest and Street No. 83 Sherman Street, to the Southeast with the northeasterly line of Sherman Street, said point being North 32° 27' 10" West, 40.25 feet from the point of intersection of the common division line between lands of Equinox, Inc. as described in Book 2727 of Deeds at Page 6, to the Northwest and lands of Moflhi as described in Book 3001 of Deeds at Page 317, to the Southeast, with the northeasterly line of Sherman Street, thence from said point of beginning along said common division line North 57° 32' 50" East, 70.00 feet to a point in the southwesterly line of lands of Simmons as described in Book 2881 of Deeds at Page 465, thence along said southwesterly line and the southwesterly line of lands of Zeesha Realty LLC as described in Book 2015 of Deeds at Page 3204 South 32° 27' 10" East, 18.00 feet to the point of intersection of said southwesterly line with the common division line between Street No. 83 Sherman Street, to the Northwest and Street No. 81 Sherman Street, to the Southeast, thence along said common division line South 57° 32' 50" West, 70.00 feet to a point in the northeasterly line of Sherman Street, thence along said northeasterly line North 32° 27' 10" West, 18.00 feet to the point of beginning.

PARCEL 4:

ALSO ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being in the City and County of Albany, New York designated as follows:

Ward 6, City of Albany, County of Albany, Alleged Owner: Joseph Scaringe, described as follows: Street No. 83½ Sherman St., Lot No. -, side North between Northern Blvd. and Lexington Ave. Bounded by lands now or formerly of: North – Elk, East – Bytner, South – Sherman, West – Knox. Dimensions – S. – 19.28, N. – 19.08 x 70.

The above premises are more modernly described as follows:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND situate in the City of Albany, County of Albany, State of New York lying along the northeasterly line of Sherman Street, being further bounded and described as follows: Beginning at the point of intersection of the common division line between lands of Equinox, Inc. as described in Book 2727 of Deeds at Page 6, to the Southeast and lands of County of Albany as described in Book 2867 of Deeds at Page 254, to the Northwest with the northeasterly line of Sherman Street, thence from said point of beginning along said common division line North 57° 32' 50" East, 70.00 feet to a point in the southwesterly line of lands of Simmons as described in Book 2881 of Deeds at Page 465, thence along said southwesterly line South 32° 27' 10" East, 18.00 feet to the point of intersection of said southwesterly line with the common division line between Street No. 83½ Sherman Street, to the Northwest and Street No. 83 Sherman Street, to the Southeast, thence along said common division line South 57° 32' 50" West, 70.00 feet to a point in the northeasterly line of Sherman Street, thence along said northeasterly line North 32° 27' 10" West, 18.00 feet to the point of beginning.

PARCEL 5:

ALSO ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being in the City and County of Albany, New York designated as follows:

Ward 6, City of Albany, County of Albany, Alleged Owner: Anna Wilson, described as follows: Street No. 81 Sherman St., Lot No. -, side North between Northern Blvd. and Lexington Ave. Bounded by lands now or formerly of: North – L. Elk St., East – Matuszeh, South – Sherman St., West – Bytner. Dimensions -.

The above premises are more modernly described as follows:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND situate in the City of Albany, County of Albany, State of New York lying along the northeasterly line of Sherman Street, being further bounded and described as follows: Beginning at the point of intersection of the common division line between lands of Equinox, Inc. as described in Book 2727 of Deeds at Page 6, to the Northwest and lands of Moflhi as described in Book 3001 of Deeds at Page 317, to the Southeast, with the northeasterly line of Sherman Street, thence along said northeasterly line North 32° 27' 10" West, 22.25 feet to the

point of intersection of said northeasterly line with the common division line between Street No. 83 Sherman Street, to the Northwest and Street No. 81 Sherman Street, to the Southeast, thence along said common division line North 57° 32' 50" East, 70.00 feet to a point in the southwesterly line of lands of Zeesha Realty LLC as described in Book 2015 of Deeds at Page 3204, thence along said southwesterly line South 32° 27' 10" East, 22.25 feet to the point of intersection of said southwesterly line with the common division line between aforesaid lands of Equinox, Inc., to the Northwest and aforesaid lands of Moflhi, to the Southeast, thence along said common division line South 57° 32' 50" West, 70.00 feet to the point of beginning.