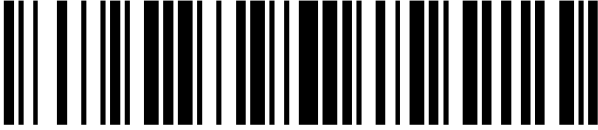




ALBANY COUNTY – STATE OF NEW YORK
 BRUCE A. HIDLEY COUNTY CLERK
 16 EAGLE STREET, ALBANY, NEW YORK 12207

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: R2021-827
 Receipt#: 20210427389
 Clerk: GG
 Rec Date: 01/13/2021 11:42:47 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: Ianniello Anderson, P.C.

Party1: SMITH GARY A
 Party2: KIRTON KERWYN
 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
Notice of Transfer of Sa	10.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 325.00

Transfer Tax	
Transfer Tax - State	380.00

Sub Total: 380.00

Total: 705.00

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

***** Transfer Tax *****
 Transfer Tax #: 3907
 Commercial Transfer Tax

Transfer Tax - State	380.00
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Total: 380.00

Record and Return To:

IANNIELLO ANDERSON, P.C.
 805 ROUTE 146
 CLIFTON PARK, NY 12065

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 WITH FULL COVENANTS
(INDIVIDUAL AND CORPORATION)**

THIS INDENTURE, made the 3rd day of November, 2020, **between**

GARY A. SMITH, residing at 91 Clinton Street, Albany, NY 12202, party of the first part,

- and -

KERWYN KIRTON residing at 660 Williams Avenue, Brooklyn, NY 11207, party of the second part,

WITNESSETH, that the party of the first part, in consideration of One dollar, lawful money of the United States, 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 LOT OR PARCEL OF LAND, situate, lying and being in the City of Albany, County of Albany and State of New York, being more particularly bounded and described as follows in the attached Schedule A description


BEING THE SAME PREMISES conveyed to Gary A. Smith by deed from Mohamed Hamid dated December 18, 2006 and recorded December 22, 2006 in the Albany County Clerk's Office in Liber 2869 at Page 1021.

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 costs of the improvement and


(00141094.1)

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.

AND the party of the first part covenant(s) as follows:

FIRST. That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND. That the party of the second part shall quietly enjoy the said premises;

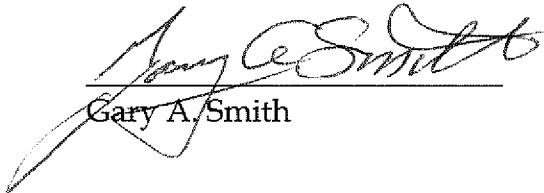
THIRD. That the said premises are free from encumbrances, except as aforesaid;

FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH. That said party of the first part will forever warrant the title to said premises.

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

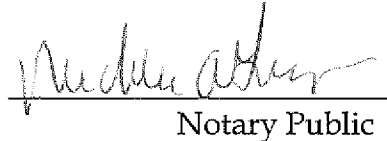
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.



Gary A. Smith

State of New York)ss.:
County of Albany)

On the ¹³ day of November, in the year 2020 before me, the undersigned, personally appeared Gary A. Smith 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 person upon behalf of which the individual acted, executed the instrument.



Notary Public

Michele A Gurney
Notary Public State of New York
No. 01GU5077254
Qualified in Rensselaer
Commission Expires 5-5-2023

MICHELE A. GURNEY
Notary Public, State of New York
No. 01GU5077254
Qualified in Rensselaer County
Commission Expires May 5, 2023

RECORD AND RETURN:

Michael D. Jurena, ESQ
90 State St, Suite 1400
Albany, NY 12207
(518) 410-9413

EXHIBIT "A"

Parcel 1, 91 Clinton Street, 76.64-3-18:

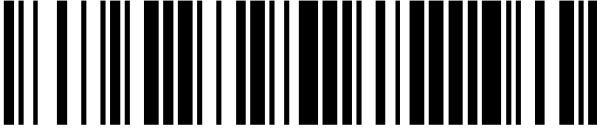
All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Third Ward of the City and County of Albany, and State of New York, fronting on the west side of Clinton Street, 26 feet and extending in depth at the same width 51 feet along the southerly side of Fourth Avenue, and which premises are also briefly known as Street Number 91 Clinton Street, Albany, New York.



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 #: R2021-826
 Receipt#: 20210427389
 Clerk: GG
 Rec Date: 01/13/2021 11:42:46 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: Ianniello Anderson, P.C.

Party1: SMITH GARY
 Party2: KIRTON KERWYN
 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
Notice of Transfer of Sa	10.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 325.00

Transfer Tax
 Transfer Tax - State 0.00

Sub Total: 0.00

Total: 325.00

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

***** Transfer Tax *****
 Transfer Tax #: 3906
 Exempt

Total: 0.00

Record and Return To:

IANNIELLO ANDERSON, P.C.
 805 ROUTE 146
 CLIFTON PARK, NY 12065

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

QUITCLAIM DEED

*THIS INDENTURE, made the day of November, 2020,
BETWEEN,*

***GARY SMITH** residing at 91 Clinton Street, Albany, New York, party of the first part, and*

***KERWYN KIRTON**, residing at 660 Williams Avenue, Brooklyn, New York, party of the second part.*

***WITNESSETH** that the party of the first part, 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 parties of the second part, does hereby grant and release unto the parties of the second part, their heirs, and assigns forever,*

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND, situate, lying and being in the City of Albany, County of Albany and State of New York, and being more particularly bounded and described as follows in the attached Schedule A.

SUBJECT to any and all easements, covenants, restrictions and conditions affecting the above described premises.

93 Clinton Street and 95 Clinton Street being the same premises conveyed to Gary Smith by Deed from the County of Albany dated October 27, 2014, and recorded in the Albany County Clerk's Office on October 27, 2014, in Liber 3116 of Deeds at Page 505.

120 Fourth Avenue being the same premises conveyed to Gary Smith by Deed from the County of Albany dated November 18, 2013, and recorded in the Albany County Clerk's Office on December 9, 2013, in Liber 3085 of Deeds at Page 635.

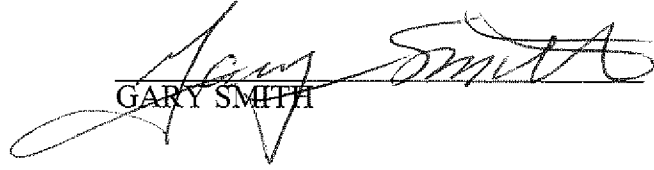
Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

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

AND, the party of the first part, in Compliance with Sec. 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.

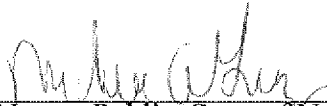
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires

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



GARY SMITH

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

On this 23 day of November, in the year 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared, **GARY SMITH**, 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(s) acted, executed the instrument.


Notary Public, State of New York

RECORD AND RETURN
Michael D. Juera, Esq
90 State St. Suite 1400
Albany, NY. 12207

MICHELE A. GURNEY
Notary Public, State of New York
No. 01GU5077254
Qualified in Rensselaer County
Commission Expires May 5, 

Michele A Gurney
Notary Public State of New York
No. 01GU5077254
Qualified in Rensselaer County
Commission Expires May 5, 2023

Parcel 2, 93 Clinton Street, 76.64-3-19:

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 follows:

Foreclosure#	9129-08-0001246
City/Town of	CITY OF ALBANY
Alleged Owner(s)	MOHAMED HAMID
Description	93 CLINTON STREET
Class Code	311 - Residential Vacant
Land Tax Map#	76.64-3-19

Said parcel having been described in prior deeds of record as follows:

ALL THAT CERTAIN TRACT, PIECE, OR PARCEL OF LAND, together with the buildings and improvements thereon, situate, lying and being in the City of Albany, County of Albany, and State of New York, in the Second Ward (formerly the First Ward) of the City of Albany, on the west side of Clinton Street between Third and Fourth Avenues, bounded and described as follows:

BEGINNING at a point on the west line of Clinton Street distant 26 feet from the southwest corner of Clinton Street and Fourth Avenue; thence running westerly along a line parallel to the south line of Fourth Avenue about 82 feet to the east line of lots now or formerly of Jacob Kappers; thence southerly along said Kappers east line 24 feet; thence easterly and parallel with Fourth Avenue to the west line of Clinton Street; thence northerly along the west line of Clinton Street 24 feet to the place of beginning.

Parcel 3, 95 Clinton Street, 76.64-3-20:

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, numbered and designated on the 1977 Assessment Roll of the City of Albany, County of Albany and State of New York as follows:

Foreclosure#	9129-08-0001247
City/Town of	CITY OF ALBANY
Alleged Owner(s)	FRANK DEITZ AND STEPHEN DEITZ
Description	95 CLINTON STREET
Class Code	311 - Residential Vacant
Land Tax Map#	76.64-3-20

Said parcel having been described in prior deeds of record as follows:

ALL THAT CERTAIN TRACT, PIECE, OR PARCEL OF LAND, situate, lying and being in the City of Albany, County of Albany, and State of New York, in the Second Ward (formerly the First Ward) of the City of Albany, on the west side of Clinton Street between Third and Fourth Avenues, bounded and described as follows:

BEGINNING at a point on the west line of Clinton Street distant 50 feet from the southwest corner of Clinton Street and Fourth Avenue; thence running westerly along a line parallel to the south line of Fourth Avenue about 82 feet

to the east line of lots now or formerly of Jacob Kappers; thence southerly along said Kappers east line 24.64 feet; thence easterly and parallel with Fourth Avenue to the west line of Clinton Street; thence northerly along the west line of Clinton Street 24.64 feet to the place of beginning.

Parcel 4, 120 Fourth Avenue, 76.64-3-17:

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, numbered and designated on the 1977 Assessment Roll of the City of Albany, County of Albany and State of New York as follows:

Foreclosure#	9129-08-0001244
City/Town of	CITY OF ALBANY
Alleged Owner(s)	MOHAMED HAMID
Description	120 FOURTH AVENUE
Class Code	311 - Residential Vacant Land
Tax Map#	76.64-3-17