

Rensselaer County
Frank J. Merola
County Clerk
Troy, New York

21

Book: 4544

Page: 195

Document Number: 2008- 00297025 Document Type: Deed
Recorded Date: 03/19/2008

Parties: ZIEMBA, RUSSELL
MEDIA ALLIANCE INC

Pages Charged: 2
Pages Scanned: 3

Comment:

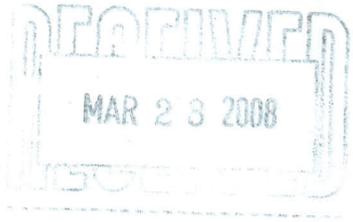
Recorded By: SNEERINGER PROVOST & REDGRAVE

**** Examined and Charged as Follows ****

Deed	31.00
Coversheet	3.00
RP5217 Commercial	165.00
TP584 Affidavit	5.00

Recording Fee: 204.00

	<u>Town</u>	<u>Serial #</u>	<u>Consideration</u>
Tax-Transfer	240.00 TROY	RS 2926	60,000.00
Basic	0.00		
Local	0.00		
Additional	0.00		
Special Additional	0.00		
Transfer	240.00		
Tax Fee:	240.00		



**** DO NOT REMOVE ****

**** This Page is Part of the Document ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office for:

File Information

Document Number: 2008- 00297025
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Mail Back

ANNE REYNOLDS COPP
126 STATE ST

ALBANY NY 12207-



Frank J. Merola
Rensselaer County Clerk

2
204

90.54-2-5

THIS INDENTURE, made the fifth day of November, Two

Doc# 00297025
BN 6546 PP: 2006

Thousand Seven,

Between Russell Ziemba, residing at 3361 6th Avenue, Troy, New York 12180, party of the first part, and

Media Alliance, Inc., doing business at PO Box 35 Troy, Ny 12181, party of the second part,

WITNESSETH, that the party of the first part, in consideration of One and 00/100 ----- Dollars (\$1.00), lawful money of the United States and 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 heirs or successors and assigns of the party of the second part forever,

ALL THAT TRACT OF LAND situate, lying and being in the City of Troy, County of Rensselaer, State of New York, more fully described as follows:

BEGINNING at a point in the northwesterly corner of the lands now or formerly of the Church of Christ, 76 feet more or less southerly from the south line of First Str., thence westerly on a line parallel with the south line of First Str., and 76 feet southerly therefrom 35 feet; thence southerly on a line parallel with the westerly line of the said lands of the Church of Christ and 35 feet westerly therefrom to the lands of now or formerly Peter Carnrick; thence easterly along the north line of said Peter Carnrick's land, 35 feet to the westerly line of the lands of the said Church of Christ; thence northerly along the westerly line of the Church of Christ lands to the point or place of beginning; being a portion of the rear point of Lot No. 7, as laid out on a map of lands of the Estate of Sarah Maria Merriam, made for Henry Tremblay, by G. D. Baltimore, C.E., dated September 21, 1899, and filed in Rensselaer County Clerk's Office.

ALSO ALL THAT TRACT OR PARCEL OF LAND situate in the City of Troy, County of Rensselaer and State of New York, and bounded and described as follows:

BEGINNING at a point in the west line of Sixth Avenue (formerly Vail Ave.) about 125 south from the southerly line of Cemetary Ave., and at a point where the north line of lands conveyed to Joseph Paschal by deed dated May 3rd, 1887, intersects said Sixth Ave. (formerly Vail Ave.) and extending westerly along the north line of said Pashal's land, 65 feet and 3 inches to the lands of the Merriam Estate, thence northerly along the east line of the lands of the Merriam Estate 50 feet to the remaining lands of now or formerly Sarah Clark of which that hereby conveyed formed a part; thence easterly along the southerly line of said remaining land of said Sarah Clark 65 feet and 3 inches to said Sixth Ave. (formerly Vail Ave.); thence southerly along the westerly line of said Sixth Ave. (formerly Vail Ave.) 50 feet to the place of beginning. Being the rear portion of lots Nos. 9, 11 & 13 as laid down on Bartons map of the City of Troy, made in 1878, and part of the Great Lot No. 7 as shown on Hiram Slocum's map made and filed in Rensselaer County Clerk's Office July 25th, 1861.

ALSO more recently described as follows:

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the City of Troy, County of Rensselaer and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the westerly margin of Sixth Avenue, distant 76.0 feet southerly of, as measured along the westerly margin of Sixth Avenue, from the southerly margin of 101st Street,

THENCE running in a general southerly direction along Sixth Avenue 50.00 feet,

THENCE running in a general westerly direction along the northerly line of lands of John Smith, parallel with 101st Street forming an interior angle of 83° 20' 00" with the last described line 100.25 feet to the Lands of Bombay Realty Corp.,

THENCE running in a general northerly direction along said lands, forming an interior angle of 96° 40' 00" with the last described lin 50.00 feet to the southerly line of lands of Rellosa and Domingo,

THENCE running in a general easterly direction along said lands and parallel with 101st Street forming an interior angle of 83° 20' 00" with the last described line 100.25 feet to the point and place of beginning, forming an interior angle of 96° 00' 00".

Being the same premises conveyed to the party of the first part by deed from Cedric Flower dated February 19, 1993 and recorded in the Rensselaer County Clerk's Office on February 25, 1993 in Book 1680 of Deeds at Page 114.

Subject to any and all enforceable covenants, conditions, easements and restrictions of record.

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 covenants as follows:

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

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

THIRD, 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 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.

In Presence of:

Russell Ziemba L.S.
RUSSELL ZIEMBA

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

On the 5th day of November 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared RUSSELL ZIEMBA, 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 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.

[Signature]
Notary Public, State of New York,
My commission expires

Peter B. Jones
Notary Public, State of New York
No. 02J04804612
Qualified in Rensselaer County
Commission Expires February 28, 20

PLEASE RECORD AND RETURN TO:

Anne Reynolds Capps
126 State Street
Albany, N.Y.
12207