

TAX LIEN FORECLOSURE SEARCH

Search Date April 2, 2019

OHTA Number A17-0926

Municipality City of Albany

Index Number 2650-15

Foreclosure No. 0002286

Tax Map Number 76.61-4-25

Property Address 311 Second Avenue, Albany, NY 12209

Date of Filing of List of Delinquent Taxes June 1, 2015

Open Mortgages	0
Assignments	0
Judgments	1
Federal Tax Liens	0
UCCs	0
State Tax Warrants	0
Leases	0
Other Lienors	0
Other Interests	6
Estate Proceedings	1
Mortgage Foreclosures	0
	8

NOTE: CERTIFIED AS TO A LEVEL 2 SEARCH

No formal Estate proceedings are found for either Betty Farrell or Robert H. Townsend, Jr., therefore, in order to insure any conveyance of subject premises out of the tax proceeding. Company would have to receive, review, and accept heirship Affidavits for both Estates. Regarding the interest of Robert H. Townsend, Sr. in Book 996 cp. 529 (copy attached), as assumption is being made that Jeannette Townsend was his wife. Her Surrogates proceeding is included herein.

TAX LIEN FORECLOSURE SEARCH

SECTION I

PARTIES HAVING AN INTEREST OF RECORD ON THE DATE OF FILING OF THE LIST OF DELINQUENT TAXES

A-1. OWNER(S) OF RECORD

1. Betty	Farrell	311 Second Avenue	Albany	NY 12209
2.	Estate of Robert H. Townsend, Jr.	311 Second Avenue	Albany	NY 12209
3. Peter	Townsend, as distributee	311 Second Avenue	Albany	NY 12209
4. Michael	Townsend, as distributee	311 Second Avenue	Albany	NY 12209
5. Douglas	Townsend, as distributee	311 Second Avenue	Albany	NY 12209
6. Paul	Townsend, as distributee	311 Second Avenue	Albany	NY 12209

A-2. ADDITIONAL ADDRESSEES

7. Michael	Townsend	Mountain Street	Albany	NY 12209
8. Douglas	Townsend	12 Ramsey Place	Albany	NY 12208
9. Michael S.	Townsend	Goethestrasse 62	Oldenburg	Germany 26123
10. Michael C.	Townsend	267 Ravenwood Avenue	Rochester	NY 14619

Source Deed As to Betty Farrell As to distributes
Book 2059 Page 815 Estate of Robert Townsend, Jr.

Deed R and R

B. ADDITIONAL PARTIES

MORTGAGES (0)

1.

ASSIGNMENTS (0)

1.

JUDGMENTS (0)

1.

TAX LIEN FORECLOSURE SEARCH

SECTION I (continued)

FEDERAL TAX LIENS (0)

1.

UCC (0)

1.

STATE TAX WARRANTS (0)

1.

LEASES (0)

1.

OTHER LIENORS (0)

1.

OTHER INTERESTS (3)

1.	Albany Water Board	PO Box 1966	Albany	NY	12201-1966
2.	Commissioner, Water and Water Supply	35 Erie Blvd	Albany	NY	12204
3. IRS	Federal Estate Tax Division	North Pearl Street and Clinton Avenue	Albany	NY	12207
4. NYS Dept. of Taxation and Finance	TTTB-Estate Tax	Building 8 W.A. Harriman Campus	Albany	NY	12227

ESTATE PROCEEDINGS (1)

1. Jeannette Townsend	311 Second Avenue	Albany	NY	12209
-----------------------	-------------------	--------	----	-------

MORTGAGE FORECLOSURES (0)

1.

TAX LIEN FORECLOSURE SEARCH

SECTION II

PARTIES HAVING AN INTEREST OF RECORD AS OF SEARCH DATE

A-1. OWNER(S) OF RECORD

1.	Estate of Betty Farrell	311 Second Avenue	Albany	NY 12209
2. Nicholas	Farrell, as distributee	311 Second Avenue	Albany	NY 12209
3. Peter	Townsend, as distributee	311 Second Avenue	Albany	NY 12209
4. Michael	Townsend, as distributee	311 Second Avenue	Albany	NY 12209
5. Paul	Townsend, as distributee	311 Second Avenue	Albany	NY 12209

A-2. ADDITIONAL ADDRESSEES

6.	
----	--

Source Deed As to Nicholas Farrell As to other distributes
Estate of Betty Farrell Estate of Robert Townsend,
Jr.

Deed R and R

B. ADDITIONAL PARTIES

MORTGAGES (0)

1.	
----	--

ASSIGNMENTS (0)

1.	
----	--

JUDGMENTS (1)

1.	The People of the State of New York	c/o The Attorney General	State Capital	Albany	NY 12224
----	--	--------------------------	---------------	--------	----------

FEDERAL TAX LIENS (0)

1.	
----	--

UCC (0)

1.	
----	--

TAX LIEN FORECLOSURE SEARCH

SECTION II (continued)

STATE TAX WARRANTS (0)

1.

LEASES (0)

1.

OTHER LIENORS (0)

1.

OTHER INTERESTS (3)

1. IRS	Federal Estate Tax Division	North Pearl Street and Clinton Avenue	Albany	NY 12207
2. NYS Dept. of Taxation and Finance	TTTB-Estate Tax	Building 8 W.A. Harriman Campus	Albany	NY 12227
3. Katherine L. Hentnik, Esq., as agent		930 Albany-Shaker Road	Latham	NY 12110

ESTATE PROCEEDINGS (0)

1.

MORTGAGE FORECLOSURES (0)

1.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT. THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 7th day of January, nineteen hundred and 1915 100-2059-315
BETWEEN WILLIAM MEISECKE, 161 Shaker Road, Albany, N.Y., as Executor
of the estate of JEANNETTE TOWNSEND, by virtue of the Last Will and
Testament of Jeannette Townsend, late of the County of Albany, N.Y.,
and ROBERT H. TOWNSEND, JR., residing at 311 Second Avenue, Albany,
New York, and JEAN BYRNE, residing at 1 Jeannette Street, Albany, New
York, and DOLORES LEISENFELDER, residing at 15 West VanVechten Street,
Albany, New York, and BETTY FARRELL, residing at 311 Second Avenue,
Albany, New York,

ies
party of the first part, and

BETTY FARRELL, residing at 311 Second Avenue, City of Albany,
County of Albany, State of New York, and ROBERT H. TOWNSEND, JR., residing
at 311 Second Avenue, City of Albany, County of Albany, State of
New York, as tenants in common,

ies
party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE and 00/100-

dollars,

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 certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the northerly side of Second Avenue, between West
Van Vechten and Hurlbut Streets, in the first ward of the City of
Albany, bounded and described as follows:-

BEGINNING at the point of intersection of the northerly
line of Second Avenue with the westerly line of West Van Vechten
Street and runs from said point of beginning westerly along the
northerly line of Second Avenue twenty-five (25.0) feet; thence
northerly parallel with the westerly line of West VanVechten Street
one hundred and sixty one-hundredths (100.60) feet; thence easterly
parallel with the northerly line of Second Avenue twenty-five (25.0)
feet to a point in the westerly line of West VanVechten Street; thence
so therly along the westerly line of West VanVechten Street one
hundred and sixty one-hundredths (100.60) feet to the point or place
of beginning, said parcel of land being a part of the lot known and
distinguished on a map of lots fronting on Second Avenue in the first
ward of said City made by William H. Slingerland, Civil Engineer and
Surveyor, August 30th, 1883, as lot number fourteen (14); and also
part of the lot known and distinguished on a map of lots fronting on
Second Avenue in the first ward of said City, made by William H.
Slingerland, Civil Engineer and Surveyor, August 30th, 1883, as lot
number fifteen (15).

The consideration for this conveyance is less than \$100.00.

wp2059 91 816

1774

TOGETHER with all right, title and interest, if any, of the party^{ies} of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,^{ies}
TOGETHER with the appurtenances and all the estate and rights of the party^{ies} of the first part in and to said premises,^{ies}
TO HAVE AND TO HOLD the premises herein granted unto the party^{ies} of the second part, the heirs or successors and assigns of the party^{ies} of the second part forever.

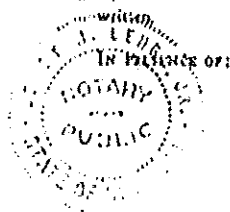
WHA 2059 PAGE 817

AND the party^{ies} of the first part covenants that the party^{ies} of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party^{ies} of the first part, in compliance with Section 13 of the Lien Law, covenants that the party^{ies} 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



William H. Leinecke
William H. Leinecke
Robert H. Townsend
Robert H. Townsend
Dolores Leinecke
Dolores Leinecke
Joan Byrne
Joan Byrne
Betty Farrell
Betty Farrell

STATE OF NEW YORK, COUNTY OF

ALBANY

SS:

STATE OF NEW YORK, COUNTY OF

SS:

On the 7th day of January 1973, before me personally came ROBERT H. TOWNSEND, JR., DEAN BYRNE, and DOLORES LEISENFELDER and BETTY FARRELL
to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

On the day of 19 , before me personally came
to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

SS:

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No.

On the day of 19 , before me personally came
the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he is the
of
the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of directors of said corporation, and that he signed his name thereto by like order.

that he knows
to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

STATE OF NEW YORK, COUNTY OF ALBANY SS:

On this 7th day of January, 1972, before me, the subscriber, personally appeared WILLIAM HEINECKE, the Executor of the last Will and Testament of JEANNETTE TOWNSEND, to me personally known and known to me to be the same person described in and who executed the within instrument, and he duly acknowledged to me that he executed the same as such Executor as aforesaid for the purposes therein mentioned.

Notary Public

Bargain and Sale Deed

With COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

SECTION

RICKA

LOT

COUNTY OR TOWN

TO

Recorded at Request of

HOME TITLE DIVISION

CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

**HOME TITLE DIVISION
CHICAGO TITLE
INSURANCE COMPANY**

Robert H. Townsend, Jr.
311 Adams Ave.
Albany, New York 12207

PLEASE USE THIS SPACE FOR USE OF RECORDING OFFICE

State of New York } ss: Recorder
County of Albany }
On the 26. day of Feb. 1973
.....
back.....
.....
page.....

John H. Bartholomew
ALBANY COUNTY CLERK

996 PAGE 529

Made the 20th day of February Nineteen Hundred and Forty-six

Albany JOHN G. BELL, (unmarried), residing at No. 11¹/₂ Chestnut Street, in the City of Albany, County of Albany, and State of New York,

part y of the first part, and

ROBERT H. TOWNSEND, SR. and ROBERT H. TOWNSEND, JR., residing at No. 311 Second Avenue, in the City of Albany, County of Albany, and State of New York,

parties of the second part,

Witnesseth, that the part y of the first part, in consideration of One - - - - - Dollar (\$1.00 - - - - -) lawful money of the United States, and other good and valuable considerations 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 or piece of ground, together with the buildings thereon, situate on the northerly side of Second Avenue, between West VanVechten and Hurlbut Streets, in the first ward of the City of Albany, bounded and described as follows:-

BEGINNING at the point of intersection of the northerly line of Second Avenue with the westerly line of West VanVechten Street and runs from said point of beginning westerly along the northerly line of Second Avenue twenty-five (25.0) feet; thence northerly parallel with the westerly line of West VanVechten Street one hundred and sixty one-hundredths (100.60) feet; thence easterly parallel with the northerly line of Second Avenue twenty-five (25.0) feet to a point in the westerly line of West VanVechten Street; thence southerly along the westerly line of West VanVechten Street one hundred and sixty one-hundredths (100.60) feet to the point or place of beginning, said parcel of land being a part of the lot known and distinguished on a map of lots fronting on Second Avenue in the first ward of said City made by William H. Slingerland, Civil Engineer and Surveyor, August

2nd
grantee
in
205915815
I think

1996 MAY 530
30th, 1883, as lot number fourteen (14); and also part of the lot known and distinguished on a map of lots fronting on Second Avenue in the first ward of said City, made by William H. Slingerland, Civil Engineer and Surveyor, August 30th, 1883, as lot number fifteen (15).

BEING the same premises conveyed to the party of the first part hereto by George Schwinn, by Warranty Deed dated the 13th day of May 1942, and recorded in the Office of the Clerk of the County of Albany on the 13th day of May 1942 in Book 944 of Deeds at Page 156.

~~Grantor~~ with the appurtenances and all the estate and rights of the
 party of the first part in and to said premises,
~~the party of the first part~~ the premises herein granted unto the part 100
 of the second part, their heirs and assigns forever,

~~And~~ said party of the first part

covenant as follows:

~~That~~ That the part 100 of the second part shall quietly enjoy the said
 premises.

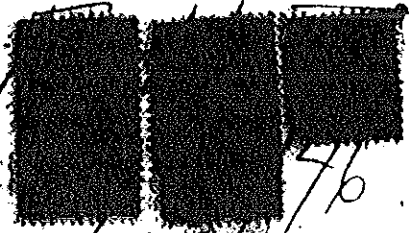
~~And~~ That said party of the first part

will forever ~~convey~~ the title to said premises.

~~Grantor~~ 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 any improvement, that has been com-
 menced upon the premises and has not been completed at least four months before
 the making and recording of this deed, and that the grantor 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 purposes.

In Witness Whereof the party of the first part has
 hereunto set his hand and seal the day and year first above written.

In Presence of



John E. Bell



County of ALBANY
CITY of ALBANY

On this 20th day of February Nineteen Hundred and
Forty-six before me, the subscriber, personally appeared

JOHN C. BELL

to me personally known and known to me to be the same person described
in and who executed the within Instrument, and he duly
acknowledged to me that he executed the same

Francis H. Trumble

Notary Public, Albany County, N.Y.

6190

ALBANY COUNTY, N.Y.
FEB 20 3 29 PM '46

4
x
10
Red

JOHN C. BELL

TO

ROBERT H. JOHNSON, SR.
AND
ROBERT H. JOHNSON, JR.

Dated February 20th 1946

STATE OF NEW YORK
County of Albany

RECORDED
ON THE

20 day of Feb. 11. 1946
at 3:39 o'clock P. M.
in LIBER 996 of DEEDS
at Page 529 unexpired

W. H. Trumble

99 State Street
Albany, New York

By *Robert H. Johnson, Jr.*
1126 1/2 State St.
Albany, N.Y.

Estate of Jeanette Townsend.

54812

DOD: 8/19/72

Probate Petition of William Heinecke

DOP: 9/18/72

distributees:	Betty Farrell	daughter	W
	Jean Byrne	daughter	W
	Dolores Leisenfelder	daughter	W
	Robert Townsend	son.	W

Will: all interest in 311 2nd Ave
Clo Albany to Betty Farrell.
exec: William Heinecke
witnesses ✓

LT to petitioner 10/18/72

Inventory: $\frac{1}{3}$ interest in $\frac{1}{2}$ premises

I think these are Robert Jr's kids!

SURROGATE'S COURT OF THE STATE OF NEW YORK
COUNTY OF Albany

VOLUNTARY ADMINISTRATION, Estate of

AFFIDAVIT IN RELATION TO
SETTLEMENT OF ESTATE UNDER
ARTICLE 13, SCPA

File No. 2014-52
(as of 1/2009)*

John A Townsend Deceased. X

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

(INSTRUCTIONS: In completing this form,
answer each question. This may be done in some
instances by crossing out words in parentheses
and in some instances by inserting the required
information.)

I, PETER D Townsend, being duly sworn, depose and say

(1) My permanent address is: 311 2nd AVE ALBANY
(Street Address) (City/Town/Village)
ALBANY N.Y. 12209
(County) (State) (Zip) (Telephone Number)

My mailing address is: _____
(If different from permanent address)

(2) My interest is: ☐ Distributee of decedent Brother
(Relationship)
☐ Other (Specify) _____

(3) The name, permanent address, date, place of death, and citizenship of the decedent, to whose estate this proceeding relates, are as follows:

Name of Decedent (a/k/a, if applicable): JOHN A TOWNSEND

Permanent Address: 38 JEANETT ST ALBANY ALBANY N.Y.
(Street Address) (City/Town/Village) (County) (State)

Date of Death: 3/9/11 Place of Death: 38 JEANETT ST ALBANY N.Y.
(City/Town/Village) (State)

Citizenship: U.S.A.

(4) Decedent died: ☒ Intestate (without a will)
☐ Testate (the original will is attached)

(5) A search of the records of the Court shows that no application has been made in the estate of the decedent for voluntary administration, letters of administration or for probate of a will, and your affiant is informed and verily believes that no such application ever has been made to any other Surrogate's Court in this state.

SE-3A *For use only where decedent died on or after January 1, 2009

(6) The names and addresses of the decedent's distributees under New York law, including non-marital children and descendants of predeceased non-marital children, and their relationships to the decedent, are as follows: (If more space is needed, add a sheet of paper)

Name	Post Office Address (Including Zip)	Relationship (Indicate if non-marital)
MICHAEL Townsend	Mountain St 12209	Brother
Douglas Townsend	12 Ramsey Pl. 12208	Brother
Paul Townsend	311 2nd Ave 12209	Brother

(7) (If decedent had a will) The names and addresses of all beneficiaries in the will of the decedent filed herewith are as follows: (If more space is needed, add a sheet of paper)

Name	Post Office Address (Including Zip)	Bequest

8) The value of the entire personal property, wherever located, of the decedent, exclusive of joint bank accounts, trust accounts, U.S. savings bonds POD (payable on death), and jointly owned personal property, or property exempt under the EPTL §5-3.1, does not exceed \$30,000.00.

9) The following, exclusive of joint bank accounts, trust accounts, U.S. savings bonds POD (payable on death), and jointly owned personal property, or property exempt under EPTL §5-3.1, is a complete list of all personal property owned by the decedent, either standing in his/her own name or owned by him/her beneficially and including items of value in any safe deposit box. (If more space is needed, add a sheet of paper)

Items of Personal Property Separately Listed	Value of Each Item
CITY OF ALBANY	2,829.73
Buy out Citeck	750.00
2 Citeck's	2,079.73

TOTAL \$ _____

(10) All the liabilities of the decedent known to me are as follows: (If more space is needed, add a sheet of paper)

<u>Name of Creditor</u>	<u>Amount Owed</u>
_____	_____
_____	_____
_____	_____

(11) I undertake to act as voluntary administrator/trix of the decedent's estate, and to administer it pursuant to Article 13 of the Surrogate's Court Procedure Act. I agree to reduce all of the decedent's assets to possession; to liquidate such assets to the extent necessary; to open an estate bank account in a bank of deposit or savings bank in this state, in which I shall deposit all money received; to sign all checks drawn on or withdrawals from such account in the name of the estate by myself, as voluntary administrator/trix; to pay the expenses of administration, the decedent's reasonable funeral expenses and his/her debts in the order provided by law; and to distribute the balance to the person or persons and in the amount or amounts provided by law. As voluntary administrator/trix, I shall file in this court an account of all receipts and of disbursements made.

(12) I understand that this proceeding will not determine the estate tax liability, if any, in the event that the decedent had any interest in real property or any joint bank accounts, trust accounts, U.S. savings bonds POD (payable on death), or jointly owned or trust property.

(13) If letters testamentary or of administration are later granted, I acknowledge that my powers as voluntary administrator/trix shall cease, and I shall deliver to the court-appointed fiduciary a complete statement of my account and all assets and funds of the estate in my possession.

Peter Townsend

Signature of Affiant

Peter Townsend

Print Name

Sworn to before me on

January 17, 2014

Scott E. Armando

Notary Public

My Commission Expires:

(Affix Notary Stamp or Seal)

SCOTT E. ARMANDO
NOTARY PUBLIC STATE OF NEW YORK
01AR6226600
QUALIFIED IN RENSSELAER COUNTY
COMMISSION EXPIRES AUG 16 2014

6/12/2014

Signature of Attorney: _____

Print Name: _____

Firm Name: _____

Tel. No.: _____

Address of Attorney: _____



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 #: R2016-457

Receipt#: 20160014993
Clerk: DK
Rec Date: 01/11/2016 11:05:29 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 3
Rec'd Frm: TOWNSEND PETER

Party1: TOWNSEND DOUGLAS
Party2: TOWNSEND PETER
Muni: ALBANY CITY

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
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 185.00

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 185.00

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

******* Transfer Tax *******
Transfer Tax #: 3506
Transfer Tax
Consideration: 0.00

Total: 0.00

Record and Return To:

BOX 34

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

Re R to Cooper Ennis

Box 34

A
2/24/2016**QUIT CLAIM DEED**THIS INDENTURE, Made the 21 day of December, 2015,

Between

Douglas Townsend, with an address of 12 Ramsey Place, Albany, New York 12208, party of the first part,

and

Peter Townsend, with an address of 311 Second Avenue, Albany, New York 12209, party of the second part,

Witnesseth that the party of the first part, in consideration of ONE DOLLAR AND NO/100 (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, its or successors and assigns forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the northerly side of Second Avenue, between West Van Vechten and Hurlbut Streets, in the first ward of the City of Albany, County of Albany and State of New York, bounded and described as follows:

Beginning at the point of intersection of the northerly line of Second Avenue with the westerly line of West Van Vechten Street and runs from said point of beginning westerly along the northerly line of Second Avenue twenty-five (25.0) feet; thence northerly parallel with the westerly line of West Van Vechten Street one hundred and sixty one-hundredths (100.60) feet; thence easterly parallel with the northerly line of Second Avenue twenty-five (25.0) feet to a point in the westerly line of West VanVechten Street; thence southerly along the westerly line of West VanVechten Street one hundred and sixty one-hundredths (100.60) feet to the point or place of beginning. Said parcel of land being a part of the lot known and distinguished on a map of lots fronting on Second Avenue in the first ward of said City made by William H. Slingerland, Civil Engineer and Surveyor, August 30th, 1883, as lot number fourteen (14); and also part of the lot known and distinguished on a map of lots fronting on Second Avenue in the first ward of said City, made by William H. Slingerland, Civil Engineer and Surveyor, August 30th, 1883, as lot number fifteen (15).

Intending to describe the same premises conveyed to Betty Farrell and Robert H. Townsend, Jr.,

as tenants in common, by deed dated February 7, 1973 and recorded in the Albany County Clerk's Office on February 16, 1973 in Book 2059 at page 815. Robert H. Townsend, Jr. died on Oct. 1986, leaving Douglas Townsend one of his heirs at law.

This conveyance is made subject to covenants, conditions, restrictions and easements of record affecting the subject premises. *Surround*

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, their 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, covenant 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.

+ Douglas Townsend
Douglas Townsend

STATE OF New York

)ss.:

COUNTY OF Albany

On this 12 day of December, 2015 before me, the undersigned, personally appeared, Douglas Townsend, 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 acted, executed the instrument.

Kelly Malloy Pogoda
Notary Public

KELLY MALLOY POGODA
Notary Public, State of New York
Qualified in Rensselaer County
No. 01MA498913

Commission Expires July 13, 2018

Bruce A. Hidley, Albany County Clerk

Instr #: J17-2100
Case #: S0355914

Rec Date: 03/24/2017 10:26 AM
Doc Grp/Desc: J / JUDGMENT, CIVIL

Creditor: STATE OF NEW YORK
THE CAPITOL
ALBANY, NY 12224

Debtor: TOWNSEND MICHAEL C
267 RAVENWOOD AVENUE
ROCHESTER, NY 14619

Court Name: SUPREME

Where Perfected: ALBANY

Perfected Date: 3/24/2017

Damages: \$1,563.14

Costs: \$269.50

Total: \$1,832.64

Plaintiff Attorney: THOMAS J. SCHREMPF

Notes: TRANSFILED - MONROE COUNTY - 4/12/17

Related: 07/14/2014 CONTRACT Case#: S0355914

5



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*****



Recording:

Cover Page	5.00
Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75

INSTRUMENT #: R2018-2782

Receipt#: 20180204560

Clerk: TR

Rec Date: 02/02/2018 11:44:46 AM

Doc Grp: D

Descrip: POWER OF ATTORNEY

Num Pgs: 6

Rec'd Frm: TOWNSEND MICHAEL

Party1: TOWNSEND MICHAEL S

Party2: HENTNIK KATHERINE L

Total: 70.00

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

Record and Return To:

SASE/WERTINE RIES

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



New York State Bar Association
New York Statutory Short Form Power of Attorney, 8/18/10, Eff. 9/12/10

RR to:
Wettime PCs
930 Albany Shaker Rd
Albany, NY 12210

17-LP-11184

POWER OF ATTORNEY NEW YORK STATUTORY SHORT FORM

(a) **CAUTION TO THE PRINCIPAL:** Your Power of Attorney is an important document. As the "principal," you give the person whom you choose (your "agent") authority to spend your money and sell or dispose of your property during your lifetime without telling you. You do not lose your authority to act even though you have given your agent similar authority.

When your agent exercises this authority, he or she must act according to any instructions you have provided or, where there are no specific instructions, in your best interest. "Important Information for the Agent" at the end of this document describes your agent's responsibilities.

Your agent can act on your behalf only after signing the Power of Attorney before a notary public.

You can request information from your agent at any time. If you are revoking a prior Power of Attorney, you should provide written notice of the revocation to your prior agent(s) and to any third parties who may have acted upon it, including the financial institutions where your accounts are located.

You can revoke or terminate your Power of Attorney at any time for any reason as long as you are of sound mind. If you are no longer of sound mind, a court can remove an agent for acting improperly.

Your agent cannot make health care decisions for you. You may execute a "Health Care Proxy" to do this.

The law governing Powers of Attorney is contained in the New York General Obligations Law, Article 5, Title 15. This law is available at a law library, or online through the New York State Senate or Assembly websites, www.senate.state.ny.us or www.assembly.state.ny.us.

If there is anything about this document that you do not understand, you should ask a lawyer of your own choosing to explain it to you.

(b) DESIGNATION OF AGENT(S):

I, Michael S. Townsend
(name of principal)

Goethestrasse 62, Oldenburg, Germany ²⁶¹²³~~26126~~ mst
(address of principal)

hereby appoint:

Katherine L. Hentnik, Esq.
(name of agent)

930 Albany Shaker Road, Latham, NY 12110

as my agent(s).

If you designate more than one agent above, they must act together unless you initial the statement below.

☐ My agents may act SEPARATELY.



New York State Bar Association
New York Statutory Short Form Power of Attorney, 8/18/10, Eff. 9/12/10

(c) **DESIGNATION OF SUCCESSOR AGENT(S): (OPTIONAL)**

If any agent designated above is unable or unwilling to serve, I appoint as my successor agent(s):

(name of successor agent)

(address of successor agent)

(name of second successor agent),

(address of second successor agent)

Successor agents designated above must act together unless you initial the statement below.

() My successor agents may act SEPARATELY.

You may provide for specific succession rules in this section. Insert specific succession provisions here:

(d) This **POWER OF ATTORNEY** shall not be affected by my subsequent incapacity unless I have stated otherwise below, under "Modifications".

(e) This **POWER OF ATTORNEY DOES NOT REVOKE** any Powers of Attorney previously executed by me unless I have stated otherwise below, under "Modifications".

If you do NOT intend to revoke your prior Powers of Attorney, and if you have granted the same authority in this Power of Attorney as you granted to another agent in a prior Power of Attorney, each agent can act separately unless you indicate under "Modifications" that the agents with the same authority are to act together.

(f) **GRANT OF AUTHORITY:**

To grant your agent some or all of the authority below, either

(1) Initial the bracket at each authority you grant, or

(2) Write or type the letters for each authority you grant on the blank line at (P), and initial the bracket at (P). If you initial (P), you do not need to initial the other lines.

I grant authority to my agent(s) with respect to the following subjects as defined in sections 5-1502A through 5-1502N of the New York General Obligations Law:

~~initial~~ (A) real estate transactions; including, but not limited to, purchase of 23 Red Fox Drive, Albany (Town of Colonie), NY 12215 for \$239,000 and a mortgage to Homestead Funding Corp. not to exceed \$227,050.00 on 23 Red Fox Drive, Albany (Town of Colonie), NY;

() (B) chattel and goods transactions;

() (C) bond, share, and commodity transactions;

~~initial~~ (D) banking transactions;

() (E) business operating transactions;

~~initial~~ (F) insurance transactions;

() (G) estate transactions;

() (H) claims and litigation;



New York State Bar Association
New York Statutory Short Form Power of Attorney, 8/18/10, Eff. 9/12/10

- ☐ (I) personal and family maintenance: If you grant your agent this authority, it will allow the agent to make gifts that you customarily have made to individuals, including the agent, and charitable organizations. The total amount of all such gifts in any one calendar year cannot exceed five hundred dollars;
- ☐ (J) benefits from governmental programs or civil or military service;
- ☐ (K) health care billing and payment matters; records, reports, and statements;
- ☐ (L) retirement benefit transactions;
- ☒ (M) ~~all other matters~~ **tax matters**;
- ☐ (N) all other matters;
- ☐ (O) full and unqualified authority to my agent(s) to delegate any or all of the foregoing powers to any person or persons whom my agent(s) select;
- ☐ (P) EACH of the matters identified by the following letters: _____.

You need not initial the other lines if you initial line (P).

(g) MODIFICATIONS: (OPTIONAL)

In this section, you may make additional provisions, including language to limit or supplement authority granted to your agent. However, you cannot use this Modifications section to grant your agent authority to make gifts or changes to interests in your property. If you wish to grant your agent such authority, you **MUST** complete the Statutory Gifts Rider.

(h) CERTAIN GIFT TRANSACTIONS: STATUTORY GIFTS RIDER (OPTIONAL)

In order to authorize your agent to make gifts in excess of an annual total of \$500 for all gifts described in (I) of the grant of authority section of this document (under personal and family maintenance), you must initial the statement below and execute a Statutory Gifts Rider at the same time as this instrument. Initialing the statement below by itself does not authorize your agent to make gifts. The preparation of the Statutory Gifts Rider should be supervised by a lawyer.

☐ (SGR) I grant my agent authority to make gifts in accordance with the terms and conditions of the Statutory Gifts Rider that supplements this Statutory Power of Attorney.

(i) DESIGNATION OF MONITOR(S): (OPTIONAL)

If you wish to appoint monitor(s), initial and fill in the section below:

☐ I wish to designate, whose address(es) is (are), as monitor(s). Upon the request of the monitor(s), my agent(s) must provide the monitor(s) with a copy of the power of attorney and a record of all transactions done or made on my behalf. Third parties holding records of such transactions shall provide the records to the monitor(s) upon request.

(j) COMPENSATION OF AGENT(S): (OPTIONAL)

Your agent is entitled to be reimbursed from your assets for reasonable expenses incurred on your behalf. If you **ALSO** wish your agent(s) to be compensated from your assets for services rendered on your behalf, initial the statement below. If you wish to define "reasonable compensation", you may do so above, under "Modifications".



New York State Bar Association
New York Statutory Short Form Power of Attorney, 8/18/10, Eff. 9/12/10

() My agent(s) shall be entitled to reasonable compensation for services rendered.

(k) ACCEPTANCE BY THIRD PARTIES:

I agree to indemnify the third party for any claims that may arise against the third party because of reliance on this Power of Attorney. I understand that any termination of this Power of Attorney, whether the result of my revocation of the Power of Attorney or otherwise, is not effective as to a third party until the third party has actual notice or knowledge of the termination.

(l) TERMINATION:

This Power of Attorney continues until I revoke it or it is terminated by my death or other event described in section 5-1511 of the General Obligations Law.

Section 5-1511 of the General Obligations Law describes the manner in which you may revoke your Power of Attorney, and the events which terminate the Power of Attorney.

(m) SIGNATURE AND ACKNOWLEDGMENT:

In Witness Whereof I have hereunto signed my name on the 24 of January, 2018.

PRINCIPAL signs here:

Michael S. Townsend

FEDERAL Acknowledgment taken outside New York State
LAND HESSEN
CITY OF FRANKFURT AM MAIN SS
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA, GERMANY -----SS:

On the JAN 24 2018 day of JANUARY, in the year 2018, before me,
the undersigned, personally appeared **MICHAEL S. TOWNSEND**
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, and that such individual made such appearance before the undersigned in the

NOTARY PUBLIC

Jennifer D. Beauchamp
Consular Associate of the
United States of America

My commission is indefinite

(n) IMPORTANT INFORMATION FOR THE AGENT:

When you accept the authority granted under this Power of Attorney, a special legal relationship is created between you and the principal. This relationship imposes on you legal responsibilities that continue until you resign or the Power of Attorney is terminated or revoked. You must:

- (1) act according to any instructions from the principal, or, where there are no instructions, in the principal's best interest;
- (2) avoid conflicts that would impair your ability to act in the principal's best interest;

- (3) keep the principal's property separate and distinct from any assets you own or control, unless otherwise permitted by law;

- (4) keep a record or all receipts, payments, and transactions conducted for the principal; and

- (5) disclose your identity as an agent whenever you act for the principal by writing or printing the principal's name and signing your own name as "agent" in either of the following manners:



New York State Bar Association
New York Statutory Short Form Power of Attorney, 8/18/10, Eff. 9/12/10

(Principal's Name) by (Your Signature) as Agent, or (your signature) as Agent for (Principal's Name).

You may not use the principal's assets to benefit yourself or anyone else or make gifts to yourself or anyone else unless the principal has specifically granted you that authority in this document, which is either a Statutory Gifts Rider attached to a Statutory Short Form Power of Attorney or a Non-Statutory Power of Attorney. If you have that authority, you must act according to any instructions of the principal or, where there are no such instructions, in the principal's best interest.

You may resign by giving written notice to the principal and to any co-agent, successor agent, monitor if one has been named in this document, or the principal's guardian if one has been appointed. If there is anything about this document or your responsibilities that you do not understand, you should seek legal advice.

Liability of agent: The meaning of the authority given to you is defined in New York's General Obligations Law, Article 5, Title 15. If it is found that you have violated the law or acted outside the authority granted to you in the Power of Attorney, you may be liable under the law for your violation.

(o) AGENT'S SIGNATURE AND ACKNOWLEDGMENT OF APPOINTMENT:

It is not required that the principal and the agent(s) sign at the same time, nor that multiple agents sign at the same time.

I/we, KATHERINE L. HENTNIK, ESQ., have read the foregoing Power of Attorney. I am/we are the person(s) identified therein as agent(s) for the principal named therein.

I/we acknowledge my/our legal responsibilities.

Agent(s) sign(s) here: =>

Katherine L. Hentnik
KATHERINE L. HENTNIK, ESQ.

STATE OF NEW YORK)
)
COUNTY OF ALBANY)

ss:

On the 30th day of JANUARY, 2018, before me, the undersigned, personally appeared KATHERINE L. HENTNIK, 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 that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Justina M. Crowley Duncan
Notary Public

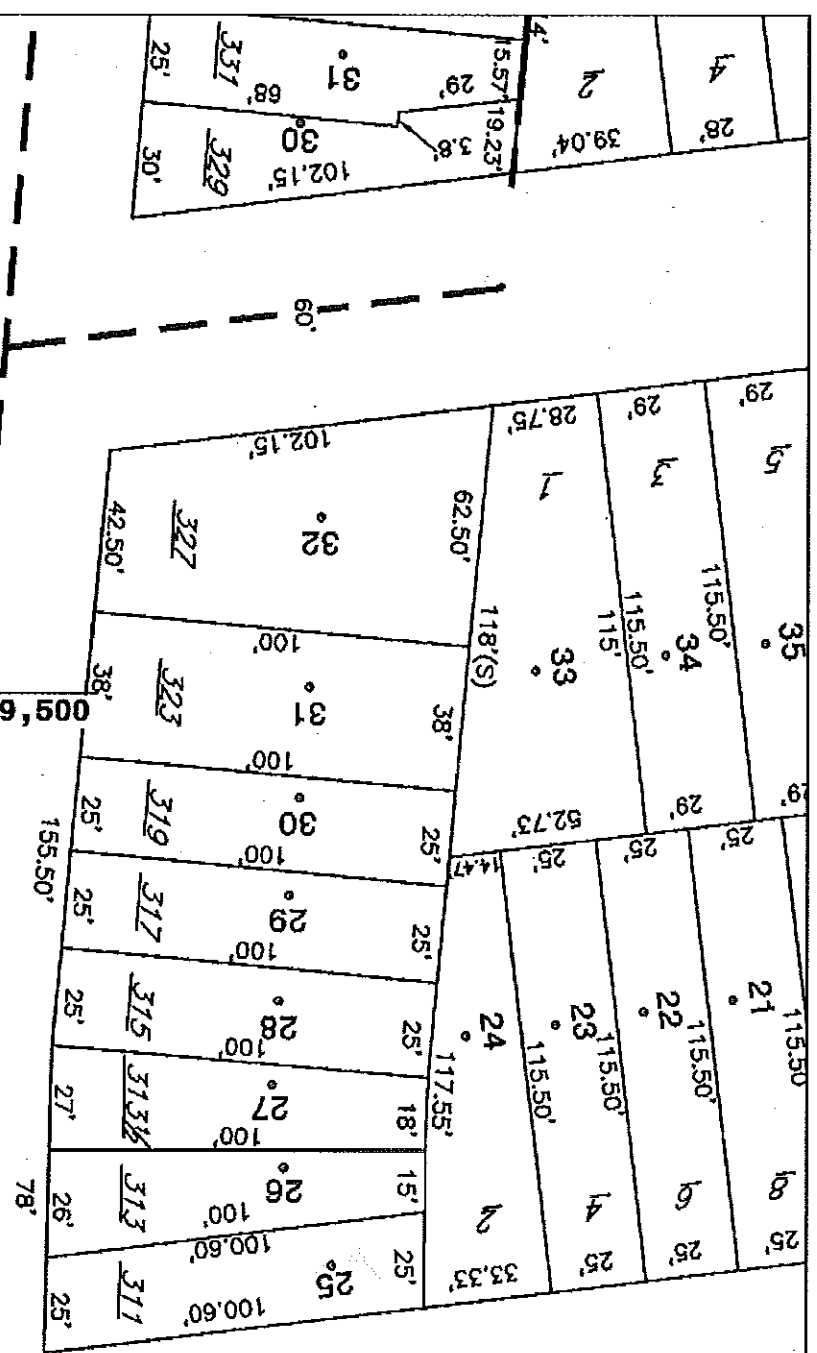
Justina M. Crowley Duncan
Notary Public, State of New York
No. 01CR4828033
Qualified in Albany County
Commission Expires March 30, 2019

Obit -
Daniel
Keenan
Funeral
Home

Betty Farrell died 11/2/17

predeceased by husband Nicholas
+ 3 siblings

Survived by her son, Nicholas Farrell
parents - Robert & Jeanette Townsend



NORTH

HOFFMAN AVENUE

SEE SHEET NO. 76.69

SEE SHEET NO. 76.70

NYS PLANE COORDINATE SYSTEM NAD27
© Copyright 2015
County of Albany, NY, USA