

# Albany County Division of Finance

## LEVEL I TAX LIEN FORECLOSURE SEARCH

SEARCH DATE: MAY 27, 2021,

MUNICIPALITY: WESTERLO, N.Y.,

INDEX NO: 05419-16,

PARCEL FORECLOSURE NO.: 000023,

DATE OF FILING OF LIST OF DELINQUENT TAXES: DECEMBER 14, 2016,

PROPERTY DESCRIPTION:

960 CTY RTE 401, T/O WESTERLO,

TAX MAP NO.: 139.9-3-1,

PROP. CLASS CODE: 270 MFG HOUSING,

REPUTED PARCEL OWNER(S) :

GEORGE BAILEY,

OPEN MORTGAGES	0
ASSIGNMENTS	0
JUDGMENTS	0
FEDERAL TAX LIENS	0
UCC'S	0
STATE TAX WARRANTS	1
LEASES	0
OTHER LIENORS	0
OTHER INTERESTS	0
ESTATE PROCEEDINGS	0
MORTGAGE FORECLOSURES	0
TOTAL	1

NOTE(S): AS OF SEARCH DATE: APRIL 21, 2021

LIENS, IF ANY ( 1 ), LISTED IN THIS LEVEL ONE SEARCH.

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# Albany County Division of Finance

## LEVEL I 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:

GEORGE BAILEY, ( Reputed Parcel Owner )	960 CR 401,	WESTERLO, NY, 12193
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A-2. ADDITIONAL ADDRESSES: ( 2 )

GEORGE BAILEY, ( Reputed Parcel Owner )	960 CR 401,	WESTERLO, NY, 12193
GEORGE C. BAILEY,	1910 SKIDAWAY RD, APT 16C,	SAVANNAH, GA 31404-3097 ( item # 6 )

TITLE IS VESTED IN:

GEORGE BAILEY, by WARRANTY DEED, from SYLVIA J. BAILEY, dated November 25, 2014, and duly recorded November 26, 2014, in Liber 3119 of Deeds, at Page 692, ( item # 5 ) of the Albany N.Y., County Clerk's Office.
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DEED R & R:

ALINE D. GALGAY, ESQ.	15 ALBANY HILL EXT.	WESTERLO, NY, 12193
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ESTATE PROCEEDINGS: ( 0 )

Milton Lounsbury, died a resident of Albany County, NY, on July 25, 1971, leaving Pearl A. Lounsbury, surviving tenant by the entirety. No proof of death was found on Milton Lounsbury, in the Albany County, New York, Surrogate's Court. The only evidence of his death, is recited in a deed in Liber 2061 of Deeds, at Page 333 ( item # 1 ).
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Gladys C. Bailey died a resident of Albany County, NY, on May 23, 2014. No proof of death was found on Gladys C. Bailey, in the Albany County, New York, Surrogate's Court. The only evidence of her death, is recited in a deed in Liber 3119 of Deeds, at Page 692 ( item # 5 ).
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No proof of death was found, in the search time frame, on GEORGE BAILEY, in the Albany County, N.Y. Surrogates Court.
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LEASES: ( 0 )

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OTHER INTERESTS: ( 0 )

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TAX LIEN FORECLOSURE SEARCH

SECTION I ( CONTINUED )

**B. ADDITIONAL PARTIES:**

**MORTGAGES: ( 0 )**

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**ASSIGNMENTS: (0)**

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**UCC'S: ( 0 )**

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**MORTGAGE FORECLOSURES: ( 0 )**

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**FEDERAL TAX LIENS: ( 0 )**

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**STATE TAX WARRANTS: ( 1 )**

NYS DEPT. OF TAX & FINANCE, COLL. & CIVIL ENFORC DIV ATTN: OFFICE OF COUNSEL,	W.A. HARRIMAN CAMPUS, BLDG. 9,	ALBANY, NY, 12227 ( item # 6 )
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**JUDGMENTS: ( 0 )**

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**OTHER LIENS: ( 0 )**

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# LEVEL I TAX LIEN FORECLOSURE SEARCH

## SECTION II

PARTIES HAVING AN INTEREST OF RECORD AS OF THE SEARCH DATE

**A.1. OWNER(S) OF RECORD:**

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**A-2. ADDITIONAL ADDRESSES: ( 0 )**

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**TITLE IS VESTED IN:**

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**DEED R & R:**

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**ESTATE PROCEEDINGS: ( 0 )**

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**LEASES: ( 0 )**

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**OTHER INTERESTS: ( 0 )**

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**B. ADDITIONAL PARTIES:**

**MORTGAGES: ( 0 )**

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**ASSIGNMENTS: (0)**

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**UCC'S: ( 0 )**

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**MORTGAGE FORECLOSURES: ( 0 )**

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TAX LIEN FORECLOSURE SEARCH

SECTION II ( CONTINUED )

FEDERAL TAX LIENS: ( 0 )

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STATE TAX WARRANTS: ( 0 )

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JUDGMENTS: ( 0 )

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OTHER LIENS: ( 0 )

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SEARCH EXAMINED BY:

JAMES A. ALBANO
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SEARCH TIME FRAME

START DATE ( FROM ):

COMPLETION DATE ( TO ):

MARCH 25, 1973	MAY 27, 2021
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STATE OF NEW YORK  
COUNTY - Albany  
TOWN - Westerlo  
SWIS - 013800

2 0 2 1 T E N T A T I V E A S S E S S M E N T R O L L  
T A X A B L E SECTION OF THE ROLL - 1  
TAX MAP NUMBER SEQUENCE  
UNIFORM PERCENT OF VALUE IS 000.81

PAGE 207  
VALUATION DATE-JUL 01, 2020  
TAXABLE STATUS DATE-MAR 01, 2021

TAX MAP PARCEL NUMBER	CURRENT OWNERS NAME	CURRENT OWNERS ADDRESS	PROPERTY LOCATION & CLASS	SCHOOL DISTRICT	ASSESSMENT	EXEMPTION CODE	TAX DESCRIPTION	COUNTY	TOWN	SCHOOL
			SCHOOL DISTRICT	PARCEL SIZE/GRID COORD	TAND	TAX DESCRIPTION	SPECIAL DISTRICTS	TAXABLE VALUE		ACCOUNT NO.
					TOTAL					
139.9-2-34	Parler Justin W	Trossbach Donna PO Box 441 Greenville, NY 12083	210 1 Family Res	517 St Rte 143	100	BAS STAR	TAXABLE VALUE	0	0	270
			Berne-Knox-West 012001		1,000	COUNTY	TAXABLE VALUE	1,000		
			ACRES 1.00 BANK 11		1,000	TOWN	TAXABLE VALUE	1,000		
			EAST-0579554 NRTN-0915643			SCHOOL	TAXABLE VALUE	730		
			DEED BOOK 3075 PG-181			FD301 Westerlo fire dist		1,000 TO M		
			FULL MARKET VALUE			RD301 Westerlo rescue		1,000 TO M		
					123,457			139.9-2-34		
139.9-3-1	Bailey George	960 CR 401	270 Mfg housing	960 Cty Rte 401	100	COUNTY	TAXABLE VALUE	800		
			Berne-Knox-West 012001		800	TOWN	TAXABLE VALUE	800		
			FRNT 110.00 DPTH 125.00			SCHOOL	TAXABLE VALUE	800		
			EAST-0577627 NRTN-0915386			FD301 Westerlo fire dist		800 TO M		
			DEED BOOK 3119 PG-692			LD302 Westerlo light dist.		800 TO M		
			FULL MARKET VALUE			RD301 Westerlo rescue		800 TO M		
					98,765			139.9-3-1		
						MD301 Westerlo water dist		1.00 UN		
139.9-3-2	Scott Justin A	966 Cty Rte 401	210 1 Family Res	966 Cty Rte 401	100	BAS STAR	TAXABLE VALUE	0	0	270
			Berne-Knox-West 012001		1,300	COUNTY	TAXABLE VALUE	1,300		
			FRNT 125.00 DPTH 125.00			TOWN	TAXABLE VALUE	1,300		
			BANK 15			SCHOOL	TAXABLE VALUE	1,030		
			EAST-0577635 NRTN-0915500			FD301 Westerlo fire dist		1,300 TO M		
			DEED BOOK 2979 PG-520			LD302 Westerlo light dist.		1,300 TO M		
			FULL MARKET VALUE			RD301 Westerlo rescue		1,300 TO M		
					160,494			139.9-3-2		
						MD301 Westerlo water dist		1.00 UN		
139.9-3-3	Rohmiller Daniel	972 Cty Rte 401	210 1 Family Res	972 Cty Rte 401	150	VERCOM CTS	TAXABLE VALUE	388		388
			Berne-Knox-West 012001		1,550	COUNTY	TAXABLE VALUE	1,162		
			FRNT 142.15 DPTH			TOWN	TAXABLE VALUE	1,162		
			ACRES 0.75 BANK 11			SCHOOL	TAXABLE VALUE	1,162		
			EAST-0577696 NRTN-0915641			FD301 Westerlo fire dist		1,550 TO M		
			DEED BOOK 2020 PG-23468			LD302 Westerlo light dist.		1,550 TO M		
			FULL MARKET VALUE			RD301 Westerlo rescue		1,550 TO M		
					191,358			139.9-3-3		
						MD301 Westerlo water dist		1.00 UN		
139.9-3-6	Rolleri Albert	982 Cty Rte 401	210 1 Family Res	982 Cty Rte 401	200	BAS STAR	TAXABLE VALUE	0	0	270
			Berne-Knox-West 012001		1,200	COUNTY	TAXABLE VALUE	1,200		
			FRNT 69.00 DPTH 290.00			TOWN	TAXABLE VALUE	1,200		
			BANK 15			SCHOOL	TAXABLE VALUE	930		
			EAST-0577734 NRTN-0915923			FD301 Westerlo fire dist		1,200 TO M		
			DEED BOOK 2935 PG-613			LD302 Westerlo light dist.		1,200 TO M		
			FULL MARKET VALUE			RD301 Westerlo rescue		1,200 TO M		
					148,148			139.9-3-6		
						MD301 Westerlo water dist		1.00 UN		

#5

**LIBER 3119 PAGE 692**



**Albany County Clerk  
16 Eagle St. Rm 128  
Albany, NY 12207**

**Return to:**

**ALINE D GALGAY  
15 ALBANY HILL RD  
WESTERLO NY 12193**

**Instrument: Deed**

**Document Number: 11736087 Book: 3119 Page: 692**

**Grantor**

BAILEY, SYLVIA J

**Grantee**

BAILEY, GEORGE

Number of Pages: 3

Transfer Tax Receipt  
Albany County Clerk Received:  
Trans Tax# 2528  
.....\$0.00

Recorded Date/Time: 11/26/2014 at 11:08 AM

Receipt Number: 860462

Note: **\*\*DO NOT REMOVE - THIS PAGE IS PART OF THE DOCUMENT \*\***  
**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, County Clerk

#5

LIBER 3119 PAGE 693

WARRANTY DEED

Albany County Clerk  
Deed Books (Record Room)  
Book 3119 Page 693



Record & Return to:  
Aline D. Galgay, Esq.  
15 Albany Hill Ext.  
Westerlo, NY 12193

20

**THIS INSTRUMENT** made the 25<sup>th</sup> day of November, 2014

**BETWEEN** Sylvia J. Bailey, 420 Hook Place, Ithaca, NY 14850  
*parties of the first part,*

**AND** George Bailey, 960 CR 401, Westerlo, NY 12193  
*parties of the second part,*

WITNESSETH, that the parties of the first part, in consideration of one dollar lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs or successors and assigns forever,

*ALL that certain piece or parcel of land together with the 1968 Champion Mobile Home, Serial No. 1323579, as well as the buildings and improvements thereon situate, lying and being in the Town of Westerlo, County of Albany and State of New York, bounded and described as follows: Beginning at a point in the easterly line of County Highway leading from Westerlo to South Westerlo which point of beginning is the southwesterly corner of the parcel of land conveyed by Ralph Goodfellow and Edna Goodfellow his wife to Dean Davis and wife by Deed dated May 17, 1965, and recorded in Book 1830 of Deeds at page 157; and running from said point of beginning easterly and along the southerly line of said lands of Davis a distance of 125 feet to a point; said last mentioned point being the southeasterly corner of said David parcel; thence southerly and parallel to said County Highway a distance of 110 feet to a point; thence westerly and parallel to said first mentioned course a distance of 125 feet to a point on the easterly line of said County Highway; thence northerly and along the easterly line of said County Highway a distance of 110 feet to the point or place of beginning, containing 3/10 or an acre, more or less.*

**SUBJECT** to any and all covenants, easements and restrictions of record.

*Being the same premises conveyed to Sylvia J. Bailey by deed from Douglas G. Bailey and Gladys C. Bailey dated September 26, 2000 and recorded in the Albany County Clerk's Office on October 3, 2000 in Liber 2666, page 25. Douglas G. Bailey and Gladys C. Bailey reserved a life estate interest in said premises in said deed. Douglas G. Bailey died on April 28, 2001 and Gladys C. Bailey died on May 23, 2014, thereby extinguishing said life estates. There was no exercise of the rights set forth in said deed prior to the death of Douglas G. Bailey and Gladys C. Bailey*

Albany County Clerk  
Document Number 11736087  
Rcvd 11/26/2014 11:08:24 AM





#4  
Info  
only.

LIBER 2697 PAGE 804  
**DURABLE GENERAL POWER OF ATTORNEY  
NEW YORK STATUTORY SHORT FORM**

**THE POWERS YOU GRANT BELOW CONTINUE TO BE EFFECTIVE  
SHOULD YOU BECOME DISABLED OR INCOMPETENT**

**Caution:** This is an important document. It gives the person whom you designate (your "Agent") broad powers to handle your property during your lifetime, which may include powers to mortgage, sell, or otherwise dispose of any real or personal property without advance notice to you or approval by you. These powers will continue to exist even after you become disabled or incompetent. These powers are explained more fully in New York General Obligations Law, Article 5, Title 15, Sections 5-1502A through 5-1503, which expressly permit the use of any other or different form of power of attorney.

This document does not authorize anyone to make medical or other health care decisions. You may execute a health care proxy to do this.

If there is anything about this form that you do not understand, you should ask a lawyer to explain it to you.

THIS is intended to constitute a DURABLE GENERAL POWER OF ATTORNEY pursuant to Article 5, Title 15 of the New York General Obligations Law:

That I

GLADYS C. BAILEY, of 960 County Route 401, Box 8, Westerlo, New York

do hereby appoint:

SYLVIA J. BAILEY, of 57 Owl Creek Road, Spencer, New York

GEORGE D. BAILEY, of 903 County Route 401, Westerlo, New York

my attorney(s)-in-fact TO ACT

*(If more than one agent is designated. CHOOSE ONE of the following two choices by putting your initials in ONE of the blank spaces to the left of your choice.)*

Each agent may SEPARATELY act.

All agents must act TOGETHER.

*(If neither blank space is initialed, the agents will be required to act TOGETHER)*

OFFICE OF CLERK  
ALBANY COUNTY N.Y.  
2008 DEC 13 11:58 AM

IN MY NAME, PLACE AND STEAD in any way which I myself could do, if I were personally present with respect to the following matters as each of them is defined in Title 15 of Article 5 of the New York General Obligations Law to the extent that I am permitted by law to act through an agent:

**(DIRECTIONS: Initial in the blank space to the left of your choice any one or more of the following lettered subdivisions as to which you WANT to give your agent authority. If the blank space to the left of any particular lettered subdivision is NOT initialed, NO AUTHORITY WILL BE GRANTED for matters that are included in that subdivision. Alternatively, the letter corresponding to each power you wish to grant may be written or typed on the blank line in subdivision "(Z)", and you may then put your initials in the blank space to the left of subdivision "(Z)" in order to grant each of the powers so indicated.)**

- (A) real estate transactions;
- (B) chattel and goods transactions;
- (C) bond, share and commodity transactions;
- (D) banking transactions;
- (E) business operating transactions;
- (F) insurance transactions;
- (G) estate transactions;
- (H) claims and litigation;
- (I) personal relationships and affairs;
- (J) benefits from military service;
- (K) records, reports and statements;
- (L) retirement benefit transactions;
- (M) making gifts to my spouse, children and more remote descendants, and parents, not to exceed in the aggregate \$10,000 to each of such persons in any year;
- (N) tax matters;
- (O) all other matters;
- (P) full and unqualified authority to my attorney(s)-in-fact to delegate any or all of the foregoing powers to any person or persons whom my attorney(s)-in-fact shall select;
- (Q) in addition to subdivision (M), make unlimited gifts to any person or entity including gifts to my attorney(s)-in-fact;

*(Special provisions and limitations may be included in the statutory short form durable power of attorney only if they conform to the requirements of section 5-1503 of the New York General Obligations Law.)*

#4

- (R) establish or revoke a Revocable and/or Irrevocable Trust for the benefit of the principal or others;
- (S) transfers to Trust;
- (T) sell or redeem United States Savings Bonds or Treasury Securities;
- (U) in addition to subdivision (L), exercise or waive any of my rights pertaining to my or my spouse's retirement plans including the right to alter designated beneficiaries under ERISA and/or other retirement plans;
- (V) disclaim in whole or in part, any interest or power passing to me by Will, Intestacy, Trust or by any other means;
- (W) waive any statutory right of election against my spouse's estate;
- (X) life insurance and annuities transactions including purchase, transfer ownership and change beneficiaries;
- (Y) submit applications for government benefits including, but not limited to, medicaid, and handle any appeals;

**LIBER 2697 PAGE 805**

15/03 (Z) each of the above matters identified by the following letters:  
A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y

This Durable Power of Attorney shall not be affected by my subsequent disability or incompetence. If every agent named above is unable or unwilling to serve, I appoint

*(insert name and address of successor)*

to be my agent for all purposes hereunder.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation or termination shall have been received by such third party, and I for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument.

This Durable General Power of Attorney may be revoked by me at any time.

In Witness Whereof, I have hereunto signed my name this 6th day of December, 2001

(YOU SIGN HERE:) → Gladys C. Bailey  
GLADYS C. BAILEY

**NEW YORK UNIFORM ACKNOWLEDGEMENT**

STATE OF NEW YORK COUNTY OF ALBANY ss.:  
On December 6th, 2001 before me, the undersigned, a Notary Public in and for said State, personally appeared Gladys C. Bailey 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.

HARVEY R. LASNER  
NOTARY PUBLIC IN STATE OF NEW YORK  
QUALIFIED IN ONONDAGA COUNTY  
NO. 4898240  
MY COMMISSION EXPIRES MAY 18, 2003  
*(signature and office of person taking acknowledgment)*

STATE OF NEW YORK }  
COUNTY OF ALBANY }  
Recorded in DEEDS  
As Shown Hereon and  
Examined  
Thomas G. Clinman  
THOMAS G. CLINMAN  
ALBANY COUNTY CLERK

DURABLE  
**Power of Attorney**  
Statutory Short Form

Dated: \_\_\_\_\_  
Record and Return to:  
KOLDIN LAW CENTER, P.C.  
6700 Kirkville Road  
PO Box 279  
East Syracuse, NY 13057  
File #A01-82DS

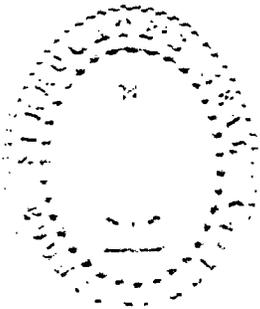
# 3

CERTIFICATE OF WILLS

State of New York  
ALBANY COUNTY

82506A

Hon. Cathryn M. Boyle, Surrogate of the County of Albany, does hereby certify that the annexed Last Will and Testament of **DOUGLAS G. BAILEY**, deceased, was on the 11th day of June in the year of our Lord two thousand and one upon due proof, admitted to probate, as a will valid to pass real and personal property, pursuant to the provisions of the Statutes of the State of New York in such case made and provided; and I further certify that the said will is recorded in the Surrogate's Office of the County of Albany, in Book of Wills, volume 239, page 179, kept in my office for such purpose.



**In Testimony Whereof**, I, the said Surrogate have hereunto set my hand and affixed the Surrogate's seal of the County of Albany this 11th day of June, 2001.

*Cathryn M. Boyle*

Surrogate

#3

# Last Will and Testament,

I, DOUGLAS G. BAILEY,

of the  
Village of Ravena in the County of Albany  
and State of New York, being of sound mind and memory, do make,  
publish and declare this my last Will and Testament, in manner following that  
is to say:

**FIRST:** After all my lawful debts, funeral and testamentary expenses are paid, I give, devise and bequeath all my property, real and personal, unto my wife, Gladys C. Bailey, absolutely and forever.

**SECOND:** In the event my wife shall predecease me, or die simultaneously with me or as the result of a common accident, or within thirty days of the time of my death, then and in that event, I direct that my property, real and personal, be divided into as many portions as there are children surviving me, and my executor hereinafter named shall pay one such portion to each of my children so surviving me who is over twenty-one years of age, and shall place one such portion in a trust for each of my children so surviving me who is under twenty-one years of age. The income from such trust and so much of the principal as in the discretion of the trustee shall be necessary for the support, maintenance and education of said child shall be used for such purposes.

I appoint and designate my brother, John C. Bailey, as trustee for each of said trusts and as guardian of the person of each of said children so surviving me.

The principal of said trust and the balance of income remaining therein shall be paid to each of said children as he becomes twenty-one years of age.

**THIRD:** I give my executrix hereinafter named full power to sell or dispose of any and all real property on whatever terms she may deem expedient.

**FOURTH:** In the event my wife shall predecease me, or die simultaneously with me or as the result of a common accident, or within thirty days of my death, and none of my children survive me, then and in that event I give, devise and bequeath all my property, real and personal, to my brother, John C. Bailey.

#3

· **Lastly** I hereby appoint my wife, Gladys C. Bailey, as executrix, and if she is unable to serve, I appoint said John C. Bailey, as executor of this, my last Will and Testament: hereby revoking all former wills by me made.

**In Witness Whereof.** I have hereunto subscribed my name the 20th day of July, in the year Nineteen Hundred and Sixty-one.

*Douglas G. Bailey*

We, whose names are hereto subscribed, **Do Certify** that on the 20th day of July, 1961,

DOUGLAS G. BAILEY,

the testator above named, subscribed his name to this instrument in our presence and in the presence of each of us, and at the same time, in our presence and hearing, declared the same to be his last Will and Testament, and requested us and each of us, to sign our names thereto as witnesses to the execution thereof, which we hereby do in the presence of the testator and of each other, on the day of the date of the said Will, and write opposite our names our respective places of residence.

· *John J. Biscione* residing at *12 Hillcrest Drive, Ravena, N.Y.*  
· *Mary V. Biscione* residing at *12 Hillcrest Drive, Ravena, N.Y.*

\* TWO WITNESSES REQUIRED

**Will**  
OF

DOUGLAS G. BAILEY.

Dated, July 20, 1961.

JOHN J. BISCIONE  
Attorney-at-Law  
75 State Street  
Albany, New York.

NO CHG  
#3

Surrogate's Court - County of Albany

Probate Proceeding, Will of

Probate Petition

DOUGLAS G. BAILEY

Deceased

To the Surrogate's Court of the State of New York, County of Albany

It is respectfully alleged:

(1) The name(s), domicile(s) (or, in the case of a bank or trust company, its principal office) and interest(s) in this proceeding of the petitioner(s) are as follows:

Name: Gladys C. Bailey Citizenship U.S.A.

Domicile or Principal Office 960 County Route 401, Box 8

(Street and Number)

Westerlo

New York

12193

(City, Village or Town)

(State)

(Zip Code)

Name: N/A Citizenship

Domicile or Principal Office:

(Street and Number)

(City, Village or Town)

(State)

Interest of Petitioner(s): (Check appropriate boxes)

- Executed(s) named in decedent's Last Will presented herewith
Proposed executor/trustee is an attorney
Proposed Administrator c.t.a.
Other (Specify)

\$35.00
6/11/01

ALBANY COUNTY SURROGATE'S COURT FILED 2001 JUN 11 AM 11:48

(2) The name, domicile, date and place of death, and national citizenship of the above-name deceased are as follows:

- (a) Name Douglas G. Bailey
(b) Date of death 4/29/01
(c) Place of death Albany, New York, Albany County
(d) Domicile Street 960 County Route 401, Box 8
City/Town/Village Westerlo
County Albany
State New York
(e) Citizen of: U.S.A.

(3) The Last Will, herewith presented, relates to both real and personal property and consists of an instrument or instruments dated as shown below and signed at the end thereof by the decedent and the following subscribing witnesses:

July 20, 1961 John J. Biscone Mary V. Biscone, deceased
(Date of Will) (Witness to Will) (Witness to Will)
(Date of Codicil) (Witness to Codicil) (Witness to Codicil)

#3

- (4)(A) The Last Will, herewith presented: {Check applicable statement(s)}  
 does not affect any inter vivos trust or any other testamentary substitute:  
 revokes or modifies an inter vivos trust or any other testamentary substitute:  
 distributes assets to an inter vivos trust

(4)(B) There is no other will or codicil of the decedent on file in the office of the court, and upon information and belief, after a diligent search and inquiry, there exists no will codicil or other testamentary instrument of the decedent later in date of any of the instruments mentioned in paragraph (3) hereof except:

- (a)  No exception  
 (b)  Yes; Description:

(5) Information is required as to all those classes of surviving relatives who would take the property of decedent if there were no will (distributee). The term "child or children" includes adopted as well as natural children. You must state the number of survivors in each such class. Insert "NO" in all prior classes. Insert "X" in all subsequent classes.

(A) The decedent left surviving: (DISTRIBUTEES DEFINED IN EPTL 4-1.1)

- (a)  Spouse (husband/wife)  
 (b)  Non-marital child or children; or descendants of predeceased non-marital child or children (EPTL 4-1.2).  
 (c)  Child or children; or descendants of predeceased marital child or children.  
 (d)  Father/Mother.  
 (e)  Brothers or sisters, either of the whole or half-blood; or descendants of such predeceased brothers or sisters.  
 (f)  Grandfather/ Grandmother.  
 (g)  Uncles or aunts.  
 (h)  Descendants of predeceased uncles or aunts.

(6) The names, relationships and addresses of all distributees, of each person designated in the Last Will herewith presented as primary executor, of all persons adversely affected by the purported exercise by such Will of any power of appointment, of all persons adversely affected by any codicil and of all persons having an interest under any prior will of the decedent on file in the Surrogate's office, are hereinafter set forth in subdivisions (a) & (b):

(a) All persons and parties so interested who are of full age and sound mind, or which are corporations or associations, are as follows:

1. Name and Address	2. Relationship (If non-marital children indicate. If related through a predeceased distributee, give name and relationship of predeceased distributee to decedent and present distributee)	3. Detailed Description of Legacy, Devise or Other Interest, or Nature of Fiduciary Status
P Gladys C. Bailey	Wife	Executrix & Sole Beneficiary
W George G Bailey	Son	<del>Residual</del> Contingent Beneficiary
W Sylvia J. Bailey	Daughter	<del>Residual</del> Contingent Beneficiary

#3

State of New York—Surrogate's Court  
ALBANY COUNTY

Present: HON. RAYMOND E. MARINELLI, Surrogate

In the Matter of Proving the Last Will and Testament of

DOUGLAS G. BAILEY,

DECEASED

County of Albany, ss.:

JOHN J. BISCONE of the  
Town of Ravana in the County of  
Albany being duly sworn  
deposes and says:

That he is a subscribing witness to the ~~XX~~Original Court Certified instrument now shown  
purporting to be the last will and testament of Douglas G. Bailey  
late of the Town of Westerlo, County of Albany  
deceased, and which bears date on the 20th day of July  
That at the time aforesaid the said Douglas G. Bailey  
did, in my presence, and in the presence of Mary V. Biscone, now deceased,  
the other subscribing witness thereto, sign his name at the end of said instrument and declare  
the same to be his last will and testament, and I thereupon at his request, and in his presence, and in  
the presence of Mary V. Biscone  
the other subscribing witness, signed my name as an attesting witness thereto. That at the time when said  
testator signed said will, and declared the same to be his last will and testament as aforesaid, and at the  
time when I signed as a witness thereto, as aforesaid, the said Douglas G. Bailey  
was of sound mind and memory, of full age to execute a will and was not under any restraint to the knowledge,  
information or belief of this deponent. This deposition is made at the request of the executor /executrix named  
in said will.

ALBANY COUNTY  
SURROGATE'S COURT  
FILED  
2005 JUN 11 AM 11:49

Subscribed and sworn this 17th  
day of May, 2001, before me.

John J. Biscone  
JOHN J. BISCONE

Sharon E. Dewsbury  
Notary Public-State of New York

Chief Clerk of the Surrogate's Court  
Notary Public

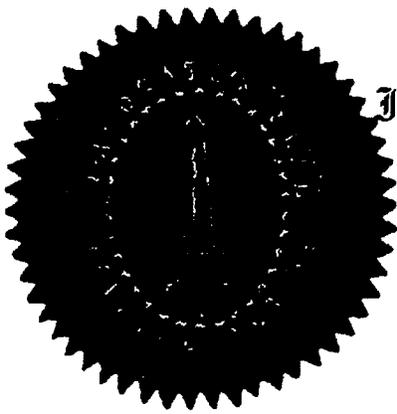
SHARON E. DEWSBURY  
Notary Public, State of New York  
No. 4750053  
Qualified in Albany County  
Commission Expires May 31, 2001

#3

# The People of the State of New York

To all to whom these Presents shall Come or may Concern send Greeting:

**Know Ye**, That at the City of Albany, in the County of Albany, N.Y., on the 11th day of June in the year of Our Lord, two thousand and one before HON. CATHRYN M. DOYLE, Surrogate of our said County the Last Will and Testament of **DOUGLAS G. BAILEY** late of the Town of Westerlo, Albany County deceased, was proved, and is now approved and allowed by us; and the said deceased, having whilst he lived and at the time of his death, goods, chattels or credits within the State, by means whereof the proving and registering the said Will and granting administration of all and singular the said goods, chattels and credits, and also the auditing, allowing and final discharging the account thereof, doth belong unto us; the administration of all and singular the goods, chattels and credits of the said deceased, and any way concerning his Will is granted unto **Gladys C. Bailey** in the said Will named, she having first taken and subscribed an oath faithfully and honestly to discharge the duties of such Executrix. And the Executrix is restrained from compromising a cause of action or enforcing a judgment until further order of the Court upon satisfactory security.



**In Testimony Whereof**, We have caused the Seal of Office of our said Surrogate to be hereunto affixed.

**Witness**, Present: HON. CATHRYN M. DOYLE, Surrogate of our said County, at the City of Albany, in the said County, on the 11th day of June in the year of our Lord two thousand and one.

*Stacy L. Pettit*

Deputy Chief Clerk of the Surrogate's Court

#3

At a Surrogate's Court, held in and for the County of Albany, at the County Courthouse, in the City of Albany, on the 11th day of June in the year two thousand and one.

PRESENT: Hon. Cathryn M. Doyle

In the Matter of the Probate of the Last Will and Testament of

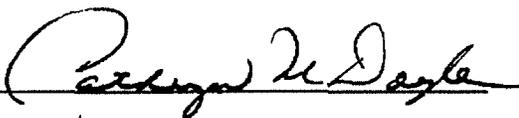
**DOUGLAS G. BAILEY,**  
Deceased

2001 JUN 12 AM 11:50  
SURROGATE'S COURT  
FILED

In this Court on the 11th day of June, 2001 a paper being propounded for probate as and for the Last Will and Testament of **DOUGLAS G. BAILEY**, late of the Town of Westerlo, deceased, bearing date the 20th day of July 1961, and Gladys C. Bailey the person named as Executrix in said paper having appeared by Cusick, Hacker, Murphy in support of the proof of said paper, and the petition for probate of said will being duly filed, together with waivers of issuance and service of citation and consent that said will be forthwith admitted to probate, executed in due form of law by George Bailey, Sylvia Bailey and all the heirs at law and next of kin of said deceased **DOUGLAS G. BAILEY** and no other parties having appeared in the said matter, and no objections having been made or filed to the probate of said instrument, and after taking the deposition of the subscribing witnesses thereto John J. Biscone and Affidavit as to the Handwriting of said testator by Gladys C. Bailey and due deliberation being had thereon, and it appearing upon the proofs taken that said instrument was duly and properly executed, that said testator at the time of executing the same was in all respects competent to execute a will, and not under restraint and the Surrogate being satisfied of the genuineness and validity of said instrument,

**It is Ordered, Adjudged and Decreed** and the Surrogate by virtue of the power and authority in him vested, doth order, adjudge and decree, that the said instrument, offered for probate herein was duly and properly executed; that the same is genuine and valid; that it be admitted to probate, established as a Will of real and personal estate and record as such.

**And it is Further Ordered** that limited letters testamentary of said Will be and they are hereby granted to said **Gladys C. Bailey**, without bond, she having taken the required oath.

  
Surrogate

# 2

LIBER 2666 PAGE 25

01501

RECEIVED  
REAL ESTATE  
OCT 03 2000  
TRANSFER TAX  
ALBANY  
COUNTY

0  
0  
0

SEP 21 1992

WARRANTY DEED

THIS INDENTURE made the 26th day of September, Two Thousand by and between DOUGLAS G. BAILEY and GLADYS C. BAILEY, his wife, both residing at Box 8, Route 401, Westerlo, New York 12193, party of the first part, and SYLVIA J. BAILEY residing at 57 Owl Creek Road, Spencer, New York 14883 party of the second part WITNESSETH that the party of the first part, in consideration of ONE AND 00/100 (\$1.00) 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, their heirs and assigns forever, All that certain piece or parcel of land together with the 1968 Champion Mobile Home, Serial No. 1323579, as well as the buildings and improvements thereon situate, lying and being in the Town of Westerlo, County of Albany and State of New York, bounded and described as follows: Beginning at a point in the easterly line of County Highway leading from Westerlo to South Westerlo which point of beginning is the southwesterly corner of the parcel of land conveyed by Ralph Goodfellow and Edna Goodfellow his wife to Dean Davis and wife by Deed dated May 17, 1965 and recorded in Book 1830 of Deeds at page 157; and running from said point of beginning easterly and along the southerly line of said lands of Davis a distance of 125 feet to a point; said last mentioned point being the southeasterly corner of said Davis parcel; thence southerly and parallel to said County Highway a distance of 110 feet to a point; thence westerly and parallel to said first mentioned course a distance of 125 feet to a point on the easterly line of said County Highway; thence northerly and along the easterly line of said County Highway a distance of 110 feet to the point or place of beginning, containing 3/10 of an acre, more or less.

The Grantors reserve the right to the exclusive use and occupancy of the premises during the Grantors lifetime, with the Grantors to pay for all maintenance and repairs, water and sewer charges, insurance charges, and taxes relating to said premises. Said life use shall be personal to Grantors, and shall not be subject to assignment or lease, except as otherwise provided in this paragraph. The Grantors reserve a limited power of appointment to appoint the remainder and/or Grantors life use in the premises to any one or more of the issue of the Grantors, siblings of the Grantors, or issue of the Grantors siblings, or the spouses or surviving spouses of any of the foregoing persons, with the term "issue" being deemed to include persons who have been adopted according to law or born out of wedlock. This power shall be exercisable or may be relinquished during the Grantors lifetime by a deed to the Grantees herein or to others who are members of the class of appointees set forth herein, making express reference to this power and executed and recorded in the County Clerk's Office where this deed is recorded, prior to the Grantors death. No exercise of this power shall be deemed to release the Grantors life estate unless such a release is explicitly made in a deed. The exercise of this power shall not exhaust it, and unless the power is specifically released in such a deed, the deed recorded last shall control as to any ambiguities or inconsistencies.

Subject to any and all easements, covenants, conditions and restrictions of record affecting the above described premises, if any.

#2

LIBER 2666 PAGE 26

BEING the same premises conveyed to Douglas G. Bailey and Gladys C. Bailey, his wife, from Pearl A. Lounsbury by Warranty Deed dated March 26, 1973 and recorded in the Albany County Clerk's Office on March 27, 1973 in Liber 2061 of Deeds at page 333.

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 said party of the first part covenants as follows:

First, that the parties of the second part shall quietly enjoy the said premises:

Second that said party of the first part will forever warrant the title to said premises.

Third, that in compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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 on the day and date first above written.

IN PRESENCE OF

*Douglas G. Bailey* L.S.

*Gladys C. Bailey* L.S.

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

On this 26th day of September, 2000, before me, the undersigned, personally appeared Douglas G. Bailey and Gladys C. Bailey, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity and that by their signature on the instrument, the individuals, or the persons upon behalf of which the individual acted, executed the instrument.

R&R  
Michael J. Biscone  
Box 58

STATE OF NEW YORK )  
COUNTY OF ALBANY )

Notary Public

MICHAEL J. BISCONE  
NOTARY PUBLIC STATE OF NEW YORK  
QUALIFIED IN ALBANY COUNTY  
NO. 461915 COMMISSION EXPIRES 11/22/01

Recorded in DEEDS  
As Shown Hereon and  
Examined

*Thomas G. Clingan*  
THOMAS G. CLINGAN  
ALBANY COUNTY CLERK

LIBER 2761 PAGE 333

# This Indenture,

Made the 26th day of March, Nineteen Hundred and Seventy-three, Between Pearl A. Lounsbury, residing in the Town of Westerlo, Albany County, New York,

party of the first part, and Douglas G. Bailey and Gladys C. Bailey, his wife, residing at 39 Dempster Street, Ravena, Albany County, New York,

parties of the second part, Witnesseth that the party of the first part, in consideration of One and no/100 Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the parties of the second part, do es hereby grant and release unto the parties of the second part, their distributees and assigns forever, all that certain piece or parcel of land situate, lying and being in the Town of Westerlo, County of Albany and State of New York, bounded and described as follows:

Beginning at a point in the easterly line of County Highway leading from Westerlo to South Westerlo which point of beginning is the southwesterly corner of the parcel of land conveyed by Ralph Goodfellow and Edna Goodfellow his wife to Dean Davis and wife by Deed dated May 17, 1965 and recorded in Book 1830 of Deeds at page 157; and running from said point of beginning easterly and along the southerly line of said lands of Davis a distance of 125 feet to a point; said last mentioned point being the southeasterly corner of said Davis parcel; thence southerly and parallel to said County Highway a distance of 110 feet to a point; thence westerly and parallel to said first mentioned course a distance of 125 feet to a point on the easterly line of said County Highway; thence northerly and along the easterly line of said County Highway a distance of 110 feet to the point or place of beginning, containing 3/10 of an acre more or less.

Subject to any enforcible covenants, buildings conditions and easements of record.

Being the same premises conveyed to Milton Lounsbury and Pearl A. Lounsbury, his wife, by Winford J. Rivenburg and Eva Rivenburg, his wife, by deed dated May 7, 1971, and recorded in the Albany County Clerk's Office on May 10, 1971 in Deed Book 2027 at page 845.

The said Milton Lounsbury died a resident of Albany County on July 25, 1971 leaving Pearl A. Lounsbury, the grantor herein, surviving tenant by the entirety.

OFFICE OF  
ALBANY COUNTY CLERK  
Mar 27 4 15 PM '73  
ALBANY, N. Y.

REAL ESTATE STATE OF \*  
TRANSFER TAX NEW YORK \*  
ALBANY COUNTY \*  
MAR 27 1973 \*  
I. G. C. \*

BOOKS	PAGE	BOOK & PAGE
1830	157	
2027	845	
2027	845	
2027	845	
2027	845	
2027	845	
2027	845	
2027	845	
2027	845	
2027	845	

MAR 27 1973 62-235 SC\*\*\*15.08

#1

#1

LIBER 2061 PAGE 334

Together with the appurtenances and all the estate and rights of the part y 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 distributees and assigns forever.

And said party of the first part covenants as follows:

First, That the parties of the second part shall quietly enjoy the said premises;

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

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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 party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

Pearl A. Lounsbury

State of New York } On this 26th day of March,  
County of GREENE } ss. Nineteen Hundred and Seventy-three,  
before me, the subscriber, personally appeared

Pearl A. Lounsbury,

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

Edward P. Stiefel  
Notary Public

EDWARD P. STIEFEL  
Notary Public, State of New York  
Qualified in Greene County  
Commission Expires March 30, 1973

State of New York } ss: Recorded  
County of Albany }  
On the 27. day of MAR. 1973  
..... 4. 25. 12. in  
book ... 22. 61. of  
..... D.E.D. ....  
page ... 333 ... examined

John L. Bartlett Jr  
ALBANY COUNTY CLERK

**WARRANT**  
WARRANT WITH LIEN COVENANT

Pearl A. Lounsbury

TO

Douglas G. Bailey and  
Gladys C. Bailey, his wife

Dated, March 26, 1973

M. J. Fray  
FRAY, BAGLEY & CHADDERDON  
COUNSELLORS AT LAW  
CATSKILL, NEW YORK

Bruce A. Hidley, Albany County Clerk

Instr #: X13-30972

Rec Date: 11/26/2013 09:00:00

Doc Grp/Desc: W / JUDGMENT, STATE TAX WARRANT

Creditor: NYS DEPT OF TAXATION AND FINANCE  
COLLECTIONS AND CIVIL ENFORCEMENT DIV W A HARRIMAN CAMPUS ALBANY NY 12227

Debtor: BAILEY GEORGE C  
1910 SKIDAWAY RD APT 16C SAVANNAH, GA 314043097

Perfected Date: 11/23/2013

Amount: \$496.74

Transmittal ID: 377445

Warrant ID: E-016843854-W004-1

Related: