



DANIEL P. McCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET
FINANCE DIVISION
112 STATE STREET, ROOM 1340
ALBANY, NEW YORK 12207-2021
(518) 447-7070 - FAX (518) 447-5516
www.albanycounty.com

M. DAVID REILLY, JR.
COMMISSIONER

JEFFREY NEAL
DIRECTOR OF FINANCE

MEMORANDUM

To: Michael McGuire, Director of RPTSA
From: Jeff Neal, Director of Finance
Re: 33 Myrtle Avenue, Albany. Tax Map # 76.49-1-92
Date: August 8, 2025

I have reviewed the Right of Reverter language in the deed between the County of Albany and Edward Peplowski recorded at Liber 2225 Page 831 dated June 21, 1982.

Contained within that deed is a condition for release of that reverter: "shall within eighteen (18) months of the date of this conveyance rehabilitate, or cause to be rehabilitated, to a condition satisfactory to the party of the first part, the premises herein contained".

A visual inspection of this parcel in August 2025 indicates no conditions of blight and decay currently exist on this parcel and that the current condition of this structure is satisfactory evidence that the required rehabilitation was made during the defined eighteen month period 1982-1983.

I recommend the release of the Right of Reverter on this parcel.

3.30

356 - STATUTORY FORM CC. BARGAIN AND SALE DEED, -
WITH COVENANT AGAINST GRANTOR, CORPORATION, PHOTOGRAPHIC RECORDING.NATIONAL LEGAL SUPPLY, INC.
66 BEAVER STREET, ALBANY, N.Y. 12207**This Indenture,**

005494

LIDER 2225 PG 831

June Nineteen Hundred and
Between COUNTY OF ALBANYMade the 21st
Eighty-two

day of

municipal
a corporation organized under the laws of the State of New Yorkpart, y of the first part, and
EDWARD S. PEPLOWSKI residing at Box 241, Beaver Dam Road, Selkirk,
Town of Bethlehem, County of Albany, State of New Yorkpart y of the second part,
Witnesseth that the party of the first part, in consideration of
TWO THOUSAND EIGHT HUNDRED and 00/100-----Dollars (\$2,800.00)
lawful money of the United States,paid by the party of the second part, does hereby grant and release unto the
part y of the second part, his heirs and assigns forever, allTHAT CERTAIN LOT, PIECE OR PARCEL OF LAND situate in the 4th Ward of
the City and County of Albany, State of New York, known, numbered and
designated on the 1978 Assessment Roll of the City of Albany, County
of Albany and State of New York as follows:Ward 4, City of Albany, County of Albany, Alleged Owner: Betty J.
Klinger, described as follows: Street No. 33 Myrtle Ave., Lot No.-,
Side - North between Philip and Eagle Sts., bounded by lands now or
formerly of: north-, South-, East-, West-. Dimensions-.SUBJECT, however, to the following conditions, covenants and restric-
tions, to which the party of the second part does hereby agree and
which shall run with the land and be binding on the party of the
second part and his assigns, to wit:That the party of the second part shall not transfer title to the
premises herein conveyed for a period of not less than three years
following the date of this instrument.To have and to hold the premises herein granted unto the party of the
second part, his heirs and assigns forever, upon the express condition
that the party of the second part shall within eighteen (18) months
of the date of this conveyance rehabilitate, or cause to be rehabili-
tated, to a condition satisfactory to the party of the first part,
the premises herein conveyed and any and all structures situated
thereon. In the event rehabilitation satisfactory to the party of the
first part is not completed within said eighteen (18) months, then
title to said premises shall revert to the party of the first part,
and the party of the first part may re-enter upon said premises and
regain title thereto. The aforesaid reverter and right of re-entry
shall terminate by the issuance of a release thereof by the party of
the first part upon the issuance of a certification of compliance from
the party of the first part indicating that the rehabilitation satis-
factory to the party of the first part has been completed or upon
the recording of a building and loan rehabilitation mortgage in an
amount acceptable to the party of the first part from a governmental
agency or accredited lending institution to the party of the second
part for the purpose of rehabilitating said premises, whichever shall
occur first.Being Parcel #W-4-18-79 on List of Delinquent Taxes filed in the
Albany County Clerk's Office May 30, 1980 in an action entitled, "In
the Matter of Foreclosure of Tax Liens pursuant to Article Eleven,
Title Three of the Real Property Tax Law by County of Albany, New
York" duly brought in the County Court of Albany County, State of
New York by the County of Albany for the foreclosure of certain tax
liens on said May 30, 1980.

(See Attached Sheet for Additional Information)

B448
Court House
JUL 23 1982

2225 832

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, his heirs and assigns forever.

And the party of the first part covenants that it has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

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 caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this 25th day of June Nineteen Hundred and Eighty-two

COUNTY OF ALBANY

By Cathy Brower Connors
DIRECTOR OF FINANCE

State of New York ss. On this 25th day of June
County of Albany ss. Nineteen Hundred and Eighty-two
before me personally came

Cathy Brower Connors

to me personally known, who, being by me duly sworn, did depose and say that she resides in 18 Sturbridge Court, Voorheesville, NY that she is the Director of Finance of Albany County the corporation described in, and which executed, the within Instrument; that she 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, she signed her name thereto by like order.

MARY A. MUDAR
Notary Public, State of New York
No. 4 1771
Residing in Albany County
Commission Expires March 30, 1983

Mary A. Mudar

Deed
CONVEYANCE, GIFT AND SALE

COUNTY OF ALBANY

TO

EDWARD S. PEPLOWSKI

Dated, June 21, 1982

STATE OF NEW YORK

County of Albany ss.

RECORDED ON THE

16 days of July 1982

at 1:58 P.M.

in LINE 2225 of DEEDS

at Page 531, undetermined

by Mary A. Mudar

CLERK

RETURN TO: Box 48
Court House

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DEED 2225 PG 833

Said premises being included in deed executed by Robert A. Hammond, Director of Finance of the County of Albany, New York to County of Albany dated November 6, 1980 in Book 2196 of Deeds at Page 657.

Subject to a prorated share of the 1981 State, County and City Taxes payable January 1, 1982. Also subject to the 1982-83 School Tax payable September 1, 1982. Also subject to any street, sewer or other special assessment unpaid or payable to the municipality in which the premises are situated. Also subject to any water and sewer charges unpaid or payable to the municipality in which the premises are situated.

Subject to easements, restrictions, covenants and conditions of record affecting said premises and to such state of facts as an accurate survey would disclose.

This conveyance is made pursuant to Resolution No. 163 of the County Legislature adopted June 14, 1982 authorizing conveyance at Public Auction of certain parcels of real property acquired by the County of Albany as a result of completion of its In Rem Foreclosure Proceedings.

