

DANIEL P. McCOY
COUNTY EXECUTIVE

M. DAVID REILLY, JR. COMMISSIONER

JEFFREY NEAL
DIRECTOR OF FINANCE

COUNTY OF ALBANY DEPARTMENT OF MANAGEMENT AND BUDGET FINANCE DIVISION 112 STATE STREET, ROOM 1340

112 STATE STREET, ROOM 1340 ALBANY, NEW YORK 12207-2021 (518) 447-7070 - FAX (518) 447-5516 www.albanycounty.com

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.

HATIONAL LEGAL SUPPLY, INC.

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Nineteen Hundred and Between COUNTY OF ALBANY

Made the 21st day of

municipal

a korporation organized under the laws of the State of New York • •

lawful money of the United States, of the second part, does hereby grant and release unto the paid by the part y

part y of the second part, his heirs

and assigns forever, all

THAT 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 restrictions, 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 rehabilitated, 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 satisfactory 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)

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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 part y 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 Cethy Brown Corners DIRECTOR OF FINANCE

State of New York County of Albany -- before me personally came On this 21 Kday of June Nineteen Hundred and Eighty-two

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 : MIDAR

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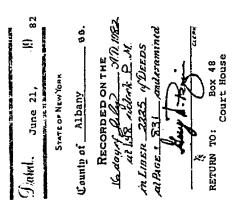
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COUNTY OF ALBANY

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COUNTY OF	TO	EDWARD S.



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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.



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