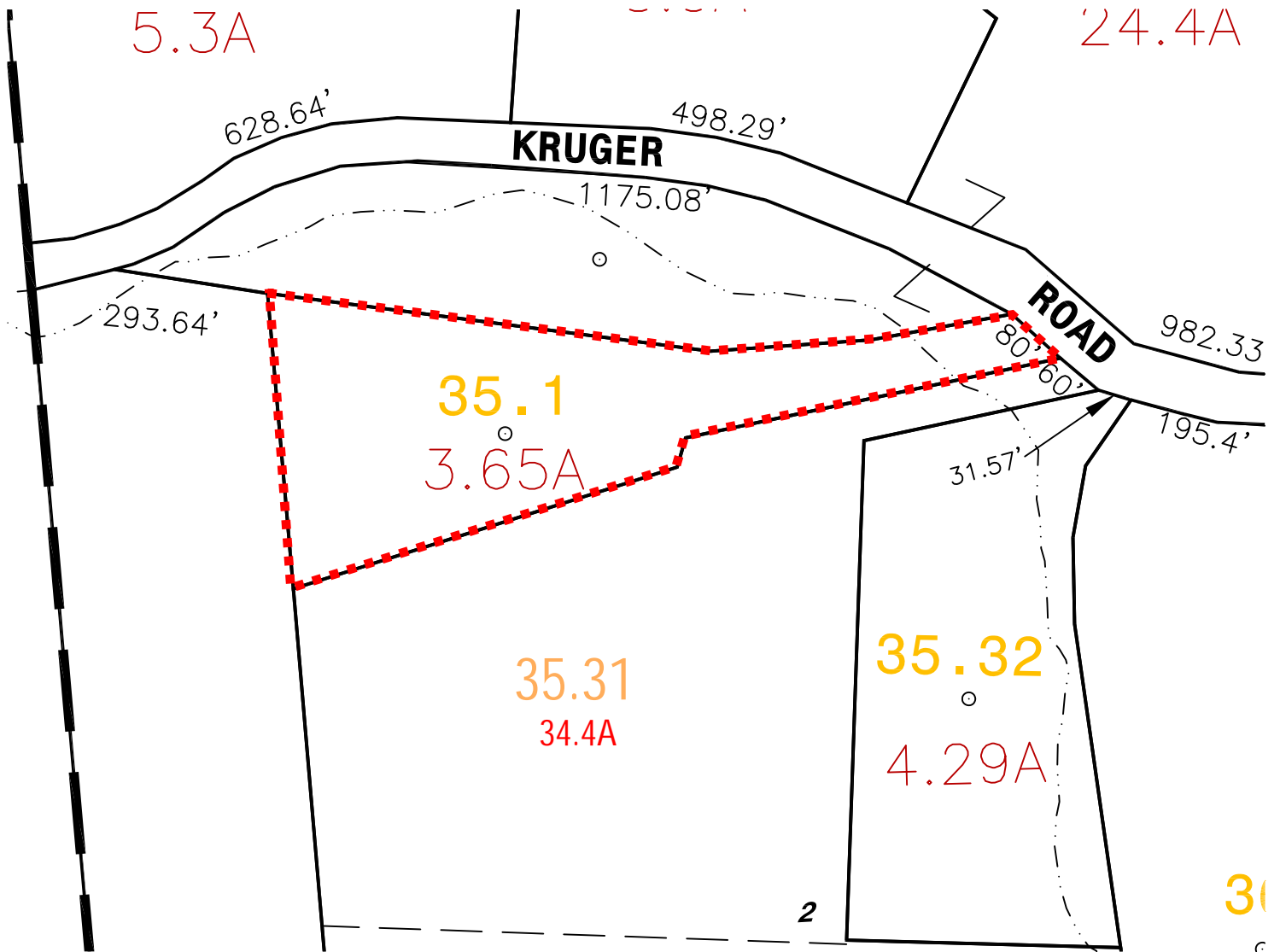
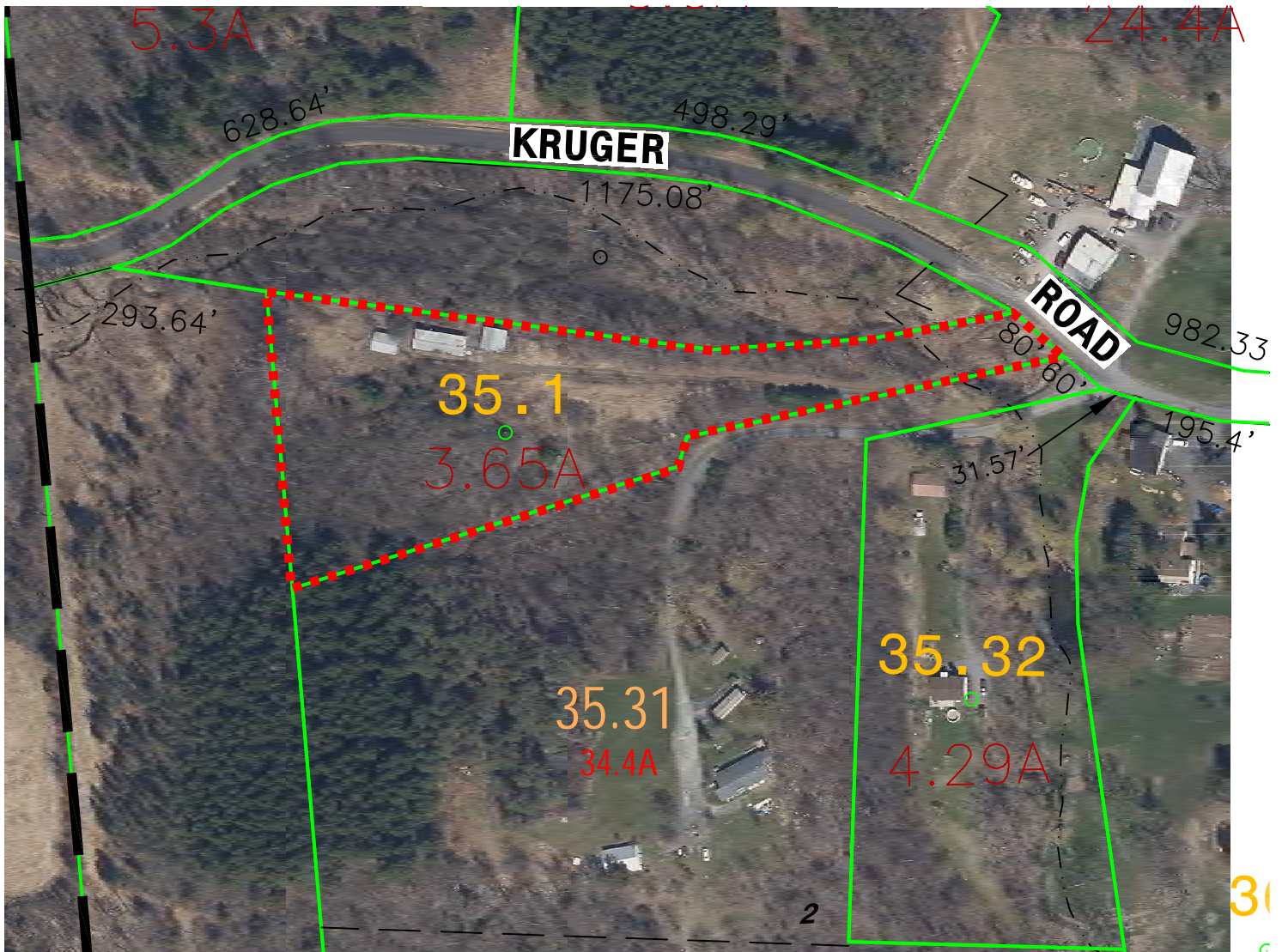


Town of Coeymans
Section of Tax Map 144.00
Showing Location of Parcel
144.00-1-35.1 - 25 Kruger Road - 3.65 Acres



Prepared 6/23/2022

Town of Coeymans
Section of Tax Map 144.00
Showing Location of Parcel
144.00-1-35.1 - 25 Kruger Road - 3.65 Acres



Prepared June 23, 2022

N.Y.S.
TAX
54⁰⁰

FORM S 301 - Warranty Deed with Lien Covenant

© NATIONAL LEGAL SUPPLY, INC.
126 Shendan Ave., Albany, N.Y. 12210

CC4100

This Indenture

Made the 19th day of
December Nineteen Hundred and Ninety
Between PAUL J. FRINKS AND ANN. M. FRINKS, his Wife, as
Tenants by the Entirety, residing at R.D. #2, Miller Road,
Selkirk, County of Albany and State of New York,

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parties of the first part, and
GEORGE W. SCHWENCKE and JOAN F. SCHWENCKE, his wife,
residing at R.D. #2, Miller Road, Selkirk, County of Albany
and State of New York,

parties of the second part,
Witnesseth that the parties of the first part, in consideration of ONE
and 00/100 Dollar-- (\$ 1.00)
lawful money of the United States, and other good and valuable consideration
paid by the parties of the second part, do hereby grant and release unto the
parties of the second part, their heirs and assigns forever, all
THAT PARCEL OF LAND, together with the buildings thereon, situate,
in the Town of Coeymans, County of Albany and State of New York,
bounded and described as follows:

BEGINNING at an iron pin set in the north east corner of the
parcel herein being described and also in the assumed southerly line
of Kruger Road; said point of beginning being located 91.57' on a
course of N. 35° 24' 01" W. from an iron pin found in the northeast
corner of Parcel #1, which parcel is shown on a survey map of
subdivision of lands of Paul J. and Anna M. Frinks, dated December, 1989
thence proceeding along the assumed southerly line of Kruger
Road on a course of N. 35° 24' 01" W. a distance of 80.00
feet to an iron pin; thence turning and proceeding along the
northerly line of the parcel herein being described the following
courses and distances:

- N. 87° 54' 00" W. a distance of 174.50 feet to an iron pin;
- N. 81° 36' 33" west a distance of 196.37 feet
to an iron pin set in the base of a marked 36" diameter maple tree
- N. 70° 22' 58" W., a distance of 550.18 feet to an iron
pin.

Said iron pin forms the northwest corner of the parcel herein
being described and also the northeast corner of Parcel #3 of the
formerly stated subdivision of Paul J. and Ann M. Frinks.

Thence proceeding along the easterly line of said Parcel #3 on
a course of S. 6° 43' 31" W., a distance of 360.00 feet to an iron
pin; said iron pin forms the southwest corner of the parcel
herein being described; thence turning and proceeding along the
northerly line of Parcel #1 of the aforementioned subdivision; said
line also being the southerly line of Parcel #2 being described the
following courses and distances:

- N. 84° 56' 13" E., a distance of 492.18 feet to an iron pin
- N. 28° 27' 47" E., a distance of 37.16 feet to an iron pin
- S. 89° 33' 11" E., a distance of 244.14 feet to an iron pin
- S. 89° 34' 34" East, a distance of 223.30 feet to the point of
beginning.

Said Parcel #2 herein described contains 3.645 acres more or
less, and is shown on a survey map of Joseph Dee, L.S., #46556
detailing the subdivision of lands of Paul J. and Ann M. Frinks.
Subject to any and all easements that may now exist.

BEING the same premises conveyed to the parties of the first
part herein by Warranty Deed dated July 17th, 1989 from Paul J.
an Anna M. Frinks, and recorded in the Office of the Albany
County Clerk on July 28th, 1989 in Book 2396 of Deeds at Page 8

RECEIVED
\$ 1.00
REAL ESTATE
FEB 25 1991
TRANSFER TAX
ALBANY
COUNTY

Recorded in DEEDS
As Shown Hereon and
Examined
THOMAS G. CLINGAN
ALBANY COUNTY CLERK

FILED
FEB 25 1991
ALBANY COUNTY CLERK
ALBANY, N.Y.

LIBER 2432 PAGE 994

Together with the appurtenances and all the estate and rights of the parties 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 parties of the first part covenant as follows:
First, That the parties of the second part shall quietly enjoy the said premises;

Second, That said parties of the first part will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantors 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 parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF
Paul J. Frinks
Ann M. Frinks

State of New York } ss.
County of ALBANY

On this 19th day of December
Nineteen Hundred and Ninety
before me, the subscriber, personally appeared

PAUL J. AND ANN M. FRINKS, his wife,
to me personally known and known to me to be the same persons described in and who executed the within instrument, and they duly acknowledged to me that they executed the same.

Ralph C. Pape
NOTARY PUBLIC, STATE OF N.Y.
RALPH C. PAPE
NOTARY PUBLIC, STATE OF NEW YORK
RESIDING IN ALBANY COUNTY
COMMISSION EXPIRES JANUARY 31, 1992

Tax Map No. 144.-1-35

Tax Billing Address R.D. #2, Miller Road
Selkirk, New York 12158

Deed
WARRANTY WITH LIEN COVENANT
PAUL J. FRINKS and ANN M. FRINKS, his wife,
as Tenants by the Entirety
TO
GEORGE W. SCHWENCKE and JOAN F. SCHWENCKE, his wife,
Dated, December 19th 1990
STATE OF NEW YORK
COUNTY OF ALBANY ss.
RECORDED ON THE
day of A.D. 19
at o'clock M.
in LIBER of DEEDS
at PAGE and examined
RECORD AND RETURN TO:
Herk Co. Law Firm
99 W. 1st St.
Albany, NY 12201-33
FVL
17