



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 #: R2017-21904

Receipt#: 20170172314
 Clerk: SP
 Rec Date: 09/13/2017 10:03:13 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 3
 Rec'd Frm: ARMAO, CHRISTOPHER

Party1: KENNEDY JEFFREY AS REF
 FERGUSON DONALD BY REF
 Party2: ARMAO CHRISTOPHER
 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 178.00

Sub Total: 178.00

Total: 363.00

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

***** Transfer Tax *****
 Transfer Tax #: 1109
 Transfer Tax
 Consideration: 44001.00

Transfer Tax - State 178.00

Total: 178.00

Record and Return To:

CHRISTOPHER ARMAO
 40 W. VAN VECHTEN ST
 ALBANY NY 12209

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

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MB

REFEREE'S DEED

17-LTS-106AZ

THIS REFEREE'S DEED, made on September 8, 2017 BETWEEN, Jeffrey Kennedy, Esq., Referee, at 21 Aspen Road, Latham, New York 12110 duly appointed in the action hereinafter mentioned, grantor and Christopher Armao, grantee, having an office at 40 West Van Vechten Street, Albany, New York 12209.

WITNESSETH, that the grantor, the referee appointed in an action between Wells Fargo Bank, National Association, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-WMC1, Mortgage Pass-Through Certificates, Series 2006-WMC1, plaintiff, and Donald Ferguson Et Al, defendants, foreclosing a mortgage recorded on April 21, 2006 in the office of the Clerk of the County of Albany in Book 5217 Page 84, in pursuance of a judgment entered in the Supreme Court of the County of Albany, State of New York on April 28, 2017 and in consideration of \$44,001.00 Dollars paid by the grantee, being the highest sum bid at the sale under said judgment, does hereby grant and convey unto the grantee,

ALL

SEE SCHEDULE "A" ATTACHED

Said Premises being known as: 32 W Van Vechten Street
Albany, New York 12209
Section: 76.61 Block: 4 Lot: 11 & 12

TO HAVE AND TO HOLD the premises herein granted unto the grantee, and assigns forever,

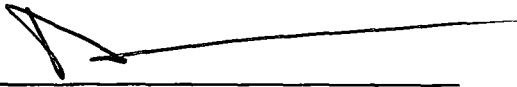
IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal, the date first above written.

In presence of:

Jeffrey G Kennedy, Referee

STATE OF NEW YORK COUNTY OF ALBANY ss.:

On September 8, 2017, before me, the undersigned personally appeared Jeffrey Kennedy, Esq., Referee, 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.



NOTARY

DARCY L. POPPEY
Notary Public, State of New York
No. 01BE6072265
Qualified in COLUMBIA County
Commission Expires 4/1/2018

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Commitment No.: 17-LTS-10642

**SCHEDULE A
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

All that certain piece or parcel of land situated in the City of Albany, in the County of Albany and the State of New York, known and designated as lots numbered 6 and 7 on West Van Vechten Street, as shown on a certain plan of lots called Delaware Park, surveyed for Dodge and Draper by Henry A. Hancox, Surveyor, and filed in the Office of the Clerk of the County of Albany aforesaid on the 2nd day of May, 1900.

*RR40:
Christopher Armas
40 W. Van Vechten St.
Albany 12209*

FOR COUNTY USE ONLY

C1. SWIS Code 010100
 C2. Date Deed Recorded 9/13/17
Month Day Year
 C3. Book 2017 C4. Page 21904



New York State Department of Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 32 W Van Vechten Street
* STREET NUMBER * STREET NAME
Albany 12209
* CITY OR TOWN VILLAGE * ZIP CODE
 2. Buyer Name Armao Christopher
* LAST NAME/COMPANY FIRST NAME
LAST NAME/COMPANY FIRST NAME
 3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)
LAST NAME/COMPANY FIRST NAME
STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE
 4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel (Only If Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided
 5. Deed Property Size 25 X 115.50 OR 115.50
* FRONT FEET * DEPTH * ACRES
 6. Seller Name Kennedy, Esq. Jeffrey (Referee) for
* LAST NAME/COMPANY FIRST NAME
Ferguson Donald
LAST NAME/COMPANY FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:

A. One Family Residential

Check the boxes below as they apply:

- 8. Ownership Type is Condominium
- 9. New Construction on a Vacant Land
- 10A. Property Located within an Agricultural District
- 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date 07/06/2017
 * 12. Date of Sale/Transfer 09/08/2017
 *13. Full Sale Price 44,001.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

15. Check one or more of these conditions as applicable to transfer:

- A. Sale Between Relatives or Former Relatives
- B. Sale between Related Companies or Partners in Business.
- C. One of the Buyers is also a Seller
- D. Buyer or Seller is Government Agency or Lending Institution
- E. Deed Type not Warranty or Bargain and Sale (Specify Below)
- F. Sale of Fractional or Less than Fee Interest (Specify Below)
- G. Significant Change in Property Between Taxable Status and Sale Dates
- H. Sale of Business is Included in Sale Price
- I. Other Unusual Factors Affecting Sale Price (Specify Below)
- J. None

*Comment(s) on Condition:

14. Indicate the value of personal property included in the sale .00 Referee's Deed

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 17 *17. Total Assessed Value 20,000
 *18. Property Class 210 *19. School District Name Albany
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
76.61-4-11 & 12

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Jeffrey G. Kennedy, Referee 9/8/17
SELLER SIGNATURE DATE

BUYER SIGNATURE

[Signature] 9-8-17
BUYER SIGNATURE DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Armao Christopher
* LAST NAME FIRST NAME
(518) 253-1187
* AREA CODE * TELEPHONE NUMBER (Ex: 9999999)
40 West Van Vechten Street
* STREET NUMBER * STREET NAME
Albany NY 12209
* CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY

The Granich Law Firm PLLC
LAST NAME FIRST NAME
(518) 862-7181
AREA CODE TELEPHONE NUMBER (Ex: 9999999)

