

**Foreclosure Stub Search Prepared by Corning Abstract & Closing  
Services**

**Certificate #:**

**Owner:**  
Katie Lee Watson

**Property:**  
245 Northern Blvd

**Parcel No.:**  
65.57-2-64

**Current Mailing Address for Owner(s):**  
245 Northern Blvd  
Albany, New York 12210

## **Interested Parties**

**New York Department of Taxation and Finance  
W.A. Harriman Campus  
Albany, New York 12227**

**Names Searched at Surrogate's Court:**

**Katie Lee Watson**

1.

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Mary V. Kenneally

Warranty Deed with Lien Covenant

to

Dated: July 20, 1979

Ack: July 20, 1979

Rec: July 23, 1979

Inst #: 2172-1142

Consid: \$29.70

George L. Watson and  
Katie Lee Watson, his wife

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See copies attached

2.

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New York State Department  
of Taxation and Finance

vs

George Watson  
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State Tax Warrant - \$5,140.00

Dated:

Ack:

Rec: May 27, 2020

Inst #: X20-27168

See copies attached

U. S. Internal  
Revenue Service  
Form 301 - 11-1-72

FORM 301 - 11-1-72  
Warranty Deed with Lien Covenant

008155

NATIONAL LEGAL SUPPLY, INC.  
66 Beaver St., Albany, N.Y. 12207

# This Indenture

July  
Between

Made the 26th  
Nineteen Hundred and Seventy-Nine

day of

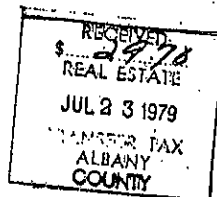
MARY V. KENNEALLY residing at Central Towers, 400 Central Avenue  
Albany, New York

party of the first part, and  
GEORGE L. WATSON and KATIE LEE WATSON his wife, residing at  
161 9th Street, Troy, New York

Witnesseth that the party 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  
part of the second part, their heirs and assigns forever, all  
THAT TRACT PIECE OR PARCEL OF LAND, situate, lying and being on the  
westerly side of Northern Boulevard in the City of Albany, County of  
Albany, State of New York, bounded and described as follows, viz:  
BEGINNING at a point in the westerly line of Northern Boulevard ONE  
HUNDRED SIXTY-TWO (162) FEET SIX (6) INCHES northerly of its inter-  
section with the northerly line of Colonie Street; running thence  
westerly on a line at right angles to said Northern Boulevard ONE  
HUNDRED and FIFTY (150) FEET; thence northerly on a line parallel  
to said westerly line of Northern Boulevard THIRTY-SEVEN (37) FEET  
and SIX (6) INCHES; thence easterly on a line parallel to the first  
described line ONE HUNDRED and FIFTY (150) FEET to the westerly line  
of Northern Boulevard; and thence southerly along said westerly line  
of Northern Boulevard THIRTY-SEVEN (37) FEET and SIX (6) INCHES to  
the point or place of beginning. Said premises above described are  
now known as Street Number 245 Northern Boulevard, Albany, New York.

The above described premises are conveyed subject to any and  
all restrictions, covenants, easements and conditions of record.  
BEING the same premises conveyed to Harold J. Kenneally  
and Mary V. Kenneally by Mary A. Sokolewicz and Agnes Sokolewicz  
by Deed dated December 19, 1945 and recorded in the Albany County  
Clerk's Office on December 19, 1945 in Liber 990 of Deeds at Page  
353.

The grantor herein is the surviving tenant by the entirety,  
the said Harold J. Kenneally having died testate on the 4th day of  
June, 1971 in the County of Albany, New York.



OFFICE OF  
COUNTY CLERK  
ALBANY, N.Y.  
JUL 23 11 48 AM '79

①

Together with the appurtenances and all the estate and rights of the part of the first part in and to said premises,  
To have and to hold the premises herein granted unto the part ies of the second part, their heirs and assigns forever.

And said party of the first part

First, That the part ies of the second part shall quietly enjoy the said premises; covenants as follows:

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 part y of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

Mary V. Kenneally  
Mary V. Kenneally

State of New York  
County of Albany

ss.

On this 30th day of July  
before me, the subscriber, personally appeared  
Nineteen Hundred and Seventy-nine

Mary V. Kenneally

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

John E. [Signature]  
Notary Public  
Comm. exp. 2/20/81

**RECEIVED**  
WARRANTY WITH LIEN CONVEYANCE

Mary V. Kenneally

Mail to  
George L. Watson and  
Katie Lee Watson  
161 9th St  
Troy, N.Y. 12180

Dated, July 30 1979

STATE OF NEW YORK  
County of ALBANY ss.

RECORDED ON THE  
23 day of July 14 AM 1979  
at 11:44 AM  
IN LIBER 2172 of DEEDS  
at Page 1143 and examined

[Signature]  
CLERK

Bruce A. Hidley, Albany County Clerk

Printed: 04/18/2023 01:36:23 PM

Instr #: X20-27168

Rec Date: 05/27/2020 07:39:06 AM

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

Creditor: NYS DEPT OF TAXATION AND FINANCE

Debtor: WATSON GEORGE  
ROSWIESENSTRASSE 40  
ZURICH, SZ 00000

Amount: \$5,140.00

Transmittal ID: E18803

Warrant ID: C-970184703-W018

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COUNTY - Albany TAXABLE DATE - JUL 01, 2021  
CITY - Albany TAXABLE STATUS DATE - MAR 01, 2022  
SWIS - 010100 UNIFORM PERCENT OF VALUE IS 079.72

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY TAXABLE VALUE	CITY TAXABLE VALUE	SCHOOL TAXABLE VALUE	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION				
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
*****	*****	*****	*****	*****	*****	*****	*****
65.57-2-63	243 Northern Blvd		HOMESTEAD PARCEL	65.57-2-63	77,000	77,000	10349
BLT-WASH LLC	220 2 Family Res		COUNTY TAXABLE VALUE				
16 Village Park Dr	Albany 010100	17,800	CITY TAXABLE VALUE	23,668	23,668		
Albany, NY 12205	FRNT 37.50 DPTH 150.00	89,000	SCHOOL TAXABLE VALUE	65,332	65,332		
	EAST-0654840 NETH-0971500	111,841	TOTAL TAXABLE VALUE	110,000	110,000		
	DEED BOOK 2021						
	FULL MARKET VALUE						
*****	*****	*****	*****	*****	*****	*****	*****
65.57-2-64	245 Northern Blvd		HOMESTEAD PARCEL	65.57-2-64	23,668	23,668	10350
Watson Katie Lee	220 2 Family Res		CMS LVL CT 41001				
245 Northern Blvd	Albany 010100	17,800	CITY TAXABLE VALUE	65,332	65,332		
Albany, NY 12210	FRNT 37.50 DPTH 150.00	89,000	SCHOOL TAXABLE VALUE	65,332	65,332		
	EAST-0654700 NETH-0971530	111,841	TOTAL TAXABLE VALUE	110,000	110,000		
	DEED BOOK 1030						
	FULL MARKET VALUE						
*****	*****	*****	*****	*****	*****	*****	*****
65.57-2-65	255 Northern Blvd		HOMESTEAD PARCEL	65.57-2-65	68,000	68,000	10351
VINCENT ROY	220 2 Family Res		COUNTY TAXABLE VALUE				
VINCENT JORSETTE	Albany 010100	13,400	CITY TAXABLE VALUE	68,000	68,000		
6 BROAD CIE	FRNT 40.00 DPTH 150.00	88,000	SCHOOL TAXABLE VALUE	68,000	68,000		
LATHAM, NY 12210	EAST-0654720 NETH-0971540		TOTAL TAXABLE VALUE	110,000	110,000		
	DEED BOOK 1030						
	FULL MARKET VALUE						
*****	*****	*****	*****	*****	*****	*****	*****
65.57-2-66	257 Northern Blvd		HOMESTEAD PARCEL	65.57-2-66	87,900	87,900	10352
Sanes Esteban	220 2 Family Res		COUNTY TAXABLE VALUE				
257 Northern Blvd Fl 2	Albany 010100	13,200	CITY TAXABLE VALUE	87,900	87,900		
Albany, NY 12210	FRNT 40.00 DPTH 150.00	87,900	SCHOOL TAXABLE VALUE	87,900	87,900		
	BANK 54		TOTAL TAXABLE VALUE	110,000	110,000		
	EAST-0654750 NETH-0971550						
	DEED BOOK 2018						
	FULL MARKET VALUE						
*****	*****	*****	*****	*****	*****	*****	*****
65.57-2-67	263 Northern Blvd		HOMESTEAD PARCEL	65.57-2-67	110,000	110,000	10353
Catalano Reginio	220 2 Family Res		COUNTY TAXABLE VALUE				
113 Varkboro Ave	Albany 010100	23,400	CITY TAXABLE VALUE	110,000	110,000		
Albany, NY 12205	FRNT 40.00 DPTH 150.00	110,000	SCHOOL TAXABLE VALUE	110,000	110,000		
	EAST-0654770 NETH-0971620		TOTAL TAXABLE VALUE	110,000	110,000		
	DEED BOOK 2515						
	FULL MARKET VALUE						
*****	*****	*****	*****	*****	*****	*****	*****
65.57-2-68	265 Northern Blvd		HOMESTEAD PARCEL	65.57-2-68	125,000	125,000	10354
Mitchell Selma	220 2 Family Res		STAR CHECK 99999				
265 Northern Blvd	Albany 010100	26,200	CITY TAXABLE VALUE	125,000	125,000		
Albany, NY 12210	FRNT 30.00 DPTH 120.00	125,000	SCHOOL TAXABLE VALUE	125,000	125,000		
	BANK 54		TOTAL TAXABLE VALUE	125,000	125,000		
	EAST-0654840 NETH-0971630						
	DEED BOOK 2019						
	FULL MARKET VALUE						

## Corning Abstract & Closing Services

**Corning Abstract & Closing Services (the "Company")**, organized under the laws of the State of New York, hereby certifies and guarantees that it has examined the records of the County Clerk's Office for the county in which the subject premises is located by means of searching the general alphabetical indices to Deeds, Mortgages, Miscellaneous Records, General Assignments, Discharges, Cancellations, Terminations and Satisfactions, Powers of Attorney, Lis Pendens and Notice of Pendency of Action, Mortgage Sales, Sheriff's Certificates of Sale, Orders Appointing Receivers, the Inactive Hazardous Waste Disposal Site Registry Index and Homestead Exemptions maintained in said County Clerk's Office, any Lis Pendens and Notices of Pendency, if any, filed against the above named persons who appear to have had title to the subject premises during the last ten years are set forth in the search. The Company has also caused an examination in the dockets of Judgment Transcripts, Public Welfare Lien Docket, Index to UCC Financing Statements and Consolidated Lien Docket and Index to Mechanic Liens for a period during the last ten years and the Federal and State Tax Lien Indices for a period during the last twenty years and the Indices of the County Surrogate's Court for the county in which the subject premises is located for Wills, Petitions and Proceedings (affecting title to the subject premises) against the following person(s) as owner(s) during their respective periods of title to the premises described at **Spec No. 1** and find only as set forth in this search.

George L. Watson	)	July 20, 1979 to April 5, 2023
George Watson	)	July 20, 1979 to April 5, 2023
Katie Lee Watson	)	July 20, 1979 to April 5, 2023
Katie L. Watson	)	July 20, 1979 to April 5, 2023
Katie Watson	)	July 20, 1979 to April 5, 2023

This certificate is limited to a search against the spelling of the name as it appears above.

This certificate covers 2 item(s).

All Mortgages and oil and gas leases which appear to have been properly expired and discharged of record and former liens which have expired or have been discharged are omitted from this abstract.

In Witness Whereof, the Company has caused this Certificate to be signed by its Authorized Officers, this **20th day of April, 2023 at 5 p.m.**

**Corning Abstract & Closing Services**

By: Cathy Thomas