



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 #: R2021-24393

Receipt#: 20210475882

Clerk: TR

Rec Date: 08/13/2021 10:01:13 AM

Doc Grp: D

Descrip: DEED

Num Pgs: 3

Rec'd Frm: LEGACY TITLE SERVICES, LLC

Party1: EFN PROPERTIES LLC
IHRP LLC

Party2: ALBARRACIN JUAN D

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
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 195.00

Transfer Tax
Transfer Tax - State 168.00

Sub Total: 168.00

Total: 363.00

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

***** Transfer Tax *****

Transfer Tax #: 275

Transfer Tax

Transfer Tax - State 168.00

Total: 168.00

Record and Return To:

LEGACY TITLE SERVICES, LLC
1407 ROUTE 9
CLIFTON PARK, NY 12065

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

This Indenture, made the 10th day of August, 20 21

Between **EFN PROPERTIES, LLC and IHRP, LLC**, as New York State limited liability companies doing business at 20 Gail Ave., Colonie, New York 12205,

parties of the first part and

JUAN D. ALBARRACIN, 174 Ridge St., Newark, New Jersey 07104-113,

party of the second part

WITNESSETH, that the parties of the first part, in consideration of ONE DOLLAR and 00/100 (\$1.00), lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs, successors and/or assigns forever,

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND, situate, lying and being in the City of Albany, County of Albany, and State of New York, bounded and described as follows:

Beginning at a point in the northerly line of First Street 100 feet east of the easterly line of Judson Street and running thence easterly along said northerly line of First Street about 28 feet 8 inches to the southwesterly corner of the premises known as No. 341 First Street; thence northerly along the westerly line of said premises No. 341 First Street about 68 feet 4 inches to the northeast corner of Lot No. 15 on a map made by R.H. Bingham, City Surveyor, dated October 18, 1867 and filed in the Albany County Clerk's Office; thence westerly along the northerly line of said Lot No. 15 about 28 feet 8 inches to the easterly line of the lands now or formerly of Thomas J. Mullin and wife; thence southerly on a line parallel to the east line of Judson Street about 25 feet to a point in the southerly line of Lot No. 15; thence easterly along said southerly line of Lot No. 15 about 3 feet 8 inches to the northeasterly corner of the premises now or formerly owned by John H. Schulz and known as No. 19 Judson Street; thence southerly along the easterly line of said Schulz about 21 feet to the southeasterly corner of said Schulz lot; thence westerly along the southerly line of said Schulz lot about 3 feet 8 inches to the northeasterly corner of premises No. 17 Judson Street; thence southerly along the easterly line of said premises No. 17 Judson Street about 22 feet 4 inches to the point or place of beginning.

SUBJECT to any and all enforceable covenants, conditions, easements and restrictions of record affecting the premises.

BEING the same premises conveyed to the party of the first part by deed from DWIGHT HIGH dated 06/25/2021 and recorded with Albany County Clerk's Office on 07/07/2021 as Instrument #R2021-19986.

TOGETHER with all right, title and interest, if any, of the parties of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; 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 party of the second part, the heirs or successors and assigns of the party of the second part forever.

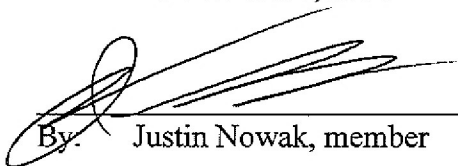
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of 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.

AND the party of the first part covenant as follows: FIRST. That the party of the second part shall quietly enjoy the said premises; SECOND. That said party of the first part will forever warrant the title to said premises.

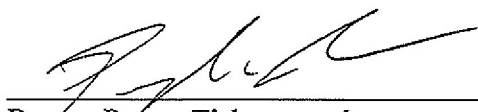
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

EFN PROPERTIES, LLC

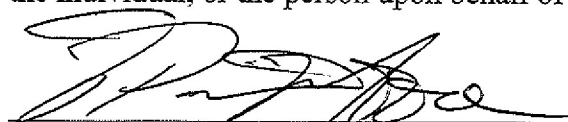

By: Justin Nowak, member

IHRP, LLC


By: Penny Tisko, member

STATE OF NEW YORK
COUNTY OF SARATOGA

On this 10th day of August, in the year 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared JUSTIN NOWAK and PENNY TISKO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) are/is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC

T. PADRIC MOORE
Notary Public, State of New York
Qualified in Schenectady County
No. 02MO6122302
Commission Expires Feb. 07, 2025