



Albany County Clerk  
16 Eagle St. Rm 128  
Albany, NY 12207

Return to:

BOX 3

Instrument: Deed

Document Number: 11470651 Book: 3077 Page: 63

Grantor

CHESTNUT HOLDING GROUP LLC

Grantee

AJ LARK HOLDINGS LLC

Number of Pages: 4

Amount: \$450000.00

Transfer Tax Receipt  
Albany County Clerk Received:  
Trans Tax # 792  
.....\$1800.00

Recorded Date/Time: 09/05/2013 at 1:43 PM

Receipt Number: 785769

Note: \*\*DO NOT REMOVE - THIS PAGE IS PART OF THE DOCUMENT \*\*

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.

Thomas G. Clingan, County Clerk

## THIS INDENTURE

Albany County Clerk  
Document Number 11470651  
Rcvd 09/05/2013 1:43:31 PM

Made the 24 day of August,  
Two Thousand Thirteen



Between, Chestnut Holding Group LLC maintaining offices at P.O. Box 8, Watervliet, New York 12189, a limited liability company organized under the laws of the State of New York, party of the first part, and

A. J. Lark Holdings, LLC, a New York limited liability company with maintaining offices at 275 Lark Street, Albany, New York, party of the second part,

**WITNESSETH** that the party of the first part, in consideration of ONE AND 00/100 DOLLARS (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its heirs or successors and assigns forever:

**SEE SCHEDULE "A" ATTACHED**

**BEING THE SAME** premises conveyed to the party of the first part by Deed dated March 9, 2002 and recorded in the Albany County Clerk's Office on March 29, 2005, in Liber 2796 of Deeds at Page 332.

This transfer does not consist of all, or substantially all, of the assets of the aforesaid corporation


**TOGETHER** with all right, title and interest, if any, of the party 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 party 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, the heirs or successors and assigns forever.

**AND** said party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

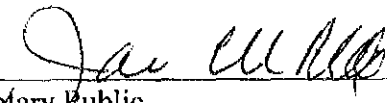
**AND**, the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied for the purpose of paying the cost of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

By:  L.S.  
 Anthony Dawson  
 Member and Manager

STATE OF NEW YORK )  
 )ss.:  
 COUNTY OF ALBANY

On the 29<sup>th</sup> day of August in the year 2013 before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony Dawson, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

JAMES M. REILLY  
 Notary Public, State of New York  
 No. 01RE4526027  
 Qualified in Albany County  
 Commission Expires April 30, 2014

  
 Notary Public

BARGAIN AND SALE DEED  
 With Covenant Against Grantor's Acts

TO

RECORD AND RETURN TO:

Megan Boggs, Esq.  
 805 Route 146

Northway 9 Pkwy  
 Clifton Park NY 12065

## First American Title Insurance Company

Commitment Number: 133390P

*Schedule*  
**EXHIBIT A****PROPERTY DESCRIPTION**

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

All that tract piece or parcel of land situate on the westerly side of Lark Street in the City of Albany, Albany County, and State of New York, being further bounded and described as follows:

Beginning at a point on the westerly R.O.W. of Lark Street, 86.21' from the southwest intersection of the R.O.W. of Lark Street and Hudson Avenue; thence continuing along said R.O.W. S 51-41-51 W 56.81' to a point; thence northerly along lands n/f of Maddy & Wilcox, Liber 2438, page 867; and lands n/f of Factory Realty Ltd., Liber 2276, page 877, the following courses and distances N 37-18-09 W 103.00', N 52-41-51 E 44.00', N 37-18-09 W 62.00' to a point on the easterly line of lands n/f of Robilotto, Liber 2081, page 139; thence N 52-41-51 E 33.00' to a point said point being the southwest corner of lands n/f of D. Nigro, Liber 1760, page 79; thence southerly along said lands and lands n/f of M. Mandel, Liber 2551, page 127, S 37-18-09 E 91.70' to a point on the southerly line of lands n/f of J. Freedman and being on the northwest corner of lands n/f of P. Joyce; thence southerly along lands n/f of Joyce, S 52-41-51 W 4.30', S 37-18-09 E 14.70', S 52-41-51 W 15.90', S 37-18-09 E 57.60' to the point or place of beginning.