

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 party of the second part, its survivors, beneficiaries, successors and assigns forever. Subject to any covenants, conditions, restrictions, and easements of record.

LIBER 2471 PAGE 1088

And the party of the first part covenants as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second, That the 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 Presence of

In Witness Whereof, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this Ninth day of November Nineteen Hundred and Ninety-two.

Madison Avenue Presbyterian Church of Albany, New York

Ethel M. Weaver  
By ETHEL M. WEAVER  
Marie E. Creel  
By MARIE E. CREEL

State of New York  
County of Albany }  
before me personally came

ss. On this Ninth day of November  
Nineteen Hundred and Ninety-two.  
Ethel M. Weaver and Marie E. Creel

to me personally known, who, being by me duly sworn, did depose and say that they reside in ALBANY, NEW YORK that they are the Trustees of Madison Avenue Presbyterian Church of Albany, New York the corporation described in, and which executed, the within Instrument; that they know the seal of said corporation; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that, they signed their names thereto by like order.

STATE OF NEW YORK }  
COUNTY OF ALBANY }

Recorded in DEEDS  
As shown hereon and  
I witnessed  
THOMAS G. CLEGGAN  
ALBANY COUNTY CLERK

Brian K. Estep  
BRIAN K. ESTEP  
Notary Public, State of New York  
Qualified in Albany County  
No. 4890897  
Commission Expires April 6, 1993

Boys

**DEED**

CORPORATION-WARRANTY

Madison Avenue Presbyterian Church  
of  
Albany, New York

**TO**

St. Mary and St. George  
Coptic Orthodox Church

Dated, November 9 19 92

STATE OF NEW YORK  
County of Albany

**RECORDED**  
ON THE

day of AD. 19  
at o'clock .M.  
in LIBER of DEEDS  
at PAGE and examined.

CLERK

Tobin & Demyff, Esq.  
100 State St.  
Albany N.Y. 12207

FORM D384 N.Y. DEED, WARRANTY (from a Corporation) with Lien Covenant

NATIONAL LEGAL SUPPLY, INC.  
126 SHERIDAN AVE., ALBANY, N.Y. 12210

**This Indenture,**

LIBER 2471 PAGE 1035

Made the Ninth day of  
November Nineteen Hundred and Ninety-two  
Between

Madison Avenue Presbyterian Church of Albany, New York  
a not-for-profit

CC2353

incorporation organized under the laws of the State of New York, having its  
principle office at

916 Western Avenue, Albany, New York, party of the first part, and  
St. Mary and St. George Coptic Orthodox Church, a religious corporation organized under  
the laws of the State of New York having its principle office at 11 MARTIN PLACE,  
BASTOP, New York 11702 party of the second part,  
Witnesseth that the party of the first part, in consideration of

One and more ----- Dollar (\$1.00 & more  
lawful money of the United States,

paid by the party of the second part, does hereby grant and release unto the  
party of the second part, its survivors, beneficiaries, and assigns forever, all  
ALL THOSE PARCELS OF LAND, situate in the City of Albany, Albany County, known  
as 820 Madison Avenue, bounded and described as follows:

PARCEL NO. 1

All that certain tract, piece or parcel of land situate in the 13th (formerly 16th) Ward of  
the City of Albany, County of Albany, State of New York, bounded and described as  
follows: Bounded on the North by the South line of Madison Avenue, 66 feet, on the West  
by lot No. 36 formerly owned by James Milwain, 187 feet; on the South by the north line  
of Yates Street, 66 feet, and on the East by lot No. 34, 187 feet; at part of which lot  
No. 34 next adjoining the lot hereby conveyed on the east was heretofore conveyed by  
Albert D. Fuller and others, to the Trustees of the Madison Avenue Presbyterian Church  
of Albany, New York. The premises hereby conveyed are that portion of Lot No. 35 as  
laid down on a map of the City of Albany, made by Evart Van Allen in 1813 and filed  
in Albany County Clerks office and located on the South side of Madison Avenue (formerly  
Lydius Street), between Quail and Ontario Streets, which lies between the south line of  
Madison Avenue and the north line of Yates Street, and being the same premises conveyed  
to the Trustees of the Madison Avenue Presbyterian Church of Albany, New York by  
William J. Caine and wife by warranty deed dated August 30, 1888, and recorded in the  
Albany County Clerk's Office in Book of Deeds 398 at Page 200

Witnesseth that the party of the first part, in consideration of

One and more ----- Dollar (\$1.00 & more lawful money of the United States,

paid by the party of the second part, does hereby grant and release unto the party of the second part, its survivors, beneficiaries, and assigns forever, all

ALL THOSE PARCELS OF LAND, situate in the City of Albany, Albany County, known as 820 Madison Avenue, bounded and described as follows:

PARCEL NO. 1

All that certain tract, piece or parcel of land situate in the 13th (formerly 16th) Ward of the City of Albany, County of Albany, State of New York, bounded and described as follows: Bounded on the North by the South line of Madison Avenue, 66 feet, on the West by lot No. 36 formerly owned by James Milwain, 187 feet; on the South by the north line of Yates Street, 66 feet, and on the East by lot No. 34, 187 feet; at part of which lot No. 34 next adjoining the lot hereby conveyed on the east was heretofore conveyed by Albert D. Fuller and others, to the Trustees of the Madison Avenue Presbyterian Church of Albany, New York. The premises hereby conveyed are that portion of Lot No. 35 as laid down on a map of the City of Albany, made by Evart Van Allen in 1813 and filed in Albany County Clerks office and located on the South side of Madison Avenue (formerly Lydius Street), between Quail and Ontario Streets, which lies between the south line of Madison Avenue and the north line of Yates Street, and being the same premises conveyed to the Trustees of the Madison Avenue Presbyterian Church of Albany, New York by William J. Caine and wife by warranty deed dated August 30, 1888, and recorded in the Albany County Clerk's Office in Book of Deeds 398 at Page 299.

PARCEL NO. 2

All that tract or parcel of land, with the buildings thereon, situated in the City of Albany, County of Albany and State of New York, lying and being on the south side of Madison Avenue, between Quail and Ontario Streets, in the 13th (formerly 16th) Ward of the said City of Albany, bounded and described as follows: Beginning at a point in the southerly line of Madison Avenue, at the northeast corner of the lot now or formerly owned by William J. Caine, and running thence southerly along said easterly line said Caine's line, 187 feet to the northerly line of Yates Street; running from thence easterly along the northerly line of Yates Street, 44 feet to the westerly line of lot conveyed by Albert D. Fuller and others to one Addison White, by deed executed and delivered May 5, 1888; and running thence northerly along the westerly line of said White's lot 187 feet to the southerly line of Madison Avenue; and thence westerly along the southerly line of Madison Avenue, 44 feet to the place of beginning, being part of the same premises of which Timothy Fuller died seized and possessed, and being the same premises conveyed to the Trustees of the Madison Avenue Presbyterian Church of Albany, New York by Albert D. Fuller and others by deed dated May 12, 1888 and recorded in Book of Deeds number 395 at Page 127.

PARCEL NO. 3

Also all that tract or parcel of land, with the buildings thereon, situated in the 13th Ward of the City of Albany, County of Albany, and State of New York, lying and being on the north side of Yates Street between Quail and Ontario Street, bounded and described as follows: Commencing at a point in the northerly line of Yates Street distant forty-four (44) feet easterly from the southwest corner of the lot and premises formerly occupied by one William J. Caine, and thence running northerly on a line parallel with the easterly line of the Caine lot and distant forty-four feet (44) easterly therefrom, ninety-three and one-half (93.5) feet to a point; thence easterly and at right angles on a line parallel with the northerly line of Yates Street a distance of forty-four (44) feet to a point; thence southerly on a line parallel with the westerly line of the premises hereby conveyed a distant of ninety-three and one-half (93.5) feet to the northerly line of Yates Street; thence westerly and along the northerly line of Yates Street forty-four (44) feet to the point or place of beginning; it being intended to convey hereby the southerly half of the premises heretofore conveyed to Pearla S. Kling and Nellie V. Kling his wife by deed of Sophia Kass dated August 1, 1923 and recorded on August 1, 1923 in the Albany County Clerk's Office in Liber 1329 of Deeds at Page 230.