

FOR COUNTY USE ONLY

C1. SWIS Code 013489
 C2. Date Deed Recorded 10/05/2020
 C3. Book 2020 C4. Page 22417



New York State Department of
Taxation and Finance
 Office of Real Property Tax Services
RP-5217-PDF
 Real Property Transfer Report (8/10)

10/13/2020

PROPERTY INFORMATION

1. Property Location 28 Whitbeck Lane
 *STREET NUMBER *STREET NAME
New Scotland
 *CITY OR TOWN *VILLAGE
12159
 *ZIP CODE

2. Buyer Name Cramer, Sr. James J.
 *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 X *FRONT FEET OR 1.00 *DEPTH *ACRES
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name Land Bank Corporation Albany County
 *LAST NAME/COMPANY *FIRST NAME
 *LAST NAME/COMPANY *FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:
 1. Commercial
 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 05/26/2020
 12. Date of Sale/Transfer 08/28/2020
 13. Full Sale Price 5,000.00
 Full Sale Price is the total amount paid for the property including personal property. His 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.

14. Indicate the value of personal property included in the sale 0.00

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:

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

16. Year of Assessment Roll from which information taken(YY) 20 *17. Total Assessed Value 61,900
 *18. Property Class 331 *19. School District Name Voorheesville CSD
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

84.1-9

CERTIFICATION

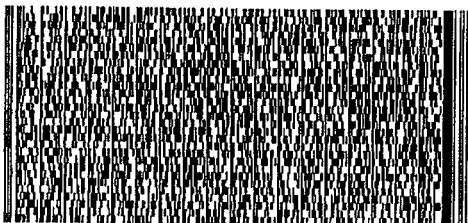
Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false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

SELLER SIGNATURE

 SELLER SIGNATURE DATE 8/27/20
BUYER SIGNATURE

 BUYER SIGNATURE DATE 8/28/2020

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.)
Cramer, Sr. James J.
 *LAST NAME *FIRST NAME
(518) 858-2785
 *AREA CODE *TELEPHONE NUMBER (Ex: 9999999)
56 N. Main Street
 *STREET NUMBER *STREET NAME
Voorheesville NY 12186
 *CITY OR TOWN *STATE *ZIP CODE
BUYER'S ATTORNEY
Gottheim Robert
 LAST NAME FIRST NAME
(518) 446-9616
 AREA CODE TELEPHONE NUMBER (Ex: 9999999)



86.00-1-1



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 #: R2020-22417

Receipt#: 20200409500
Clerk: JB
Rec Date: 10/05/2020 10:18:31 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: Old Heritage Realty Services, LLC

Party1: ALBANY COUNTY LAND BANK CORPORATION
Party2: CRAMER JAMES J SR
Muni: ~~ALBANY CITY~~

TOWN OF NEW SCOTLAND

October 9, 2020

Mike:

This deed was indexed as being in the City of Albany, due to a clerical error in the deed. I am sending this because the sales scan will probably be incorrect.

John Davis

Record and Return To:

OLD HERITAGE REALTY SERVICES, LLC
4 WINNERS CIR
ALBANY, NY 12205

Recording:

Cover Page 5.00
Recording Fee 35.00
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 - County 9.00
RP5217 All others - State 241.00

Sub Total: 325.00

Transfer Tax
Transfer Tax - State 20.00

Sub Total: 20.00

Total: 345.00

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

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

Transfer Tax #: 1434
Transfer Tax

Transfer Tax - State 20.00

Total: 20.00

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

QUIT CLAIM DEED

Made the 20th day of August, Two Thousand Twenty,

BETWEEN

ALBANY COUNTY LAND BANK CORPORATION, a not-for-profit corporation organized and existing pursuant to the laws of the State of New York, currently having a principal place of business located at 69 State Street, Albany, New York 12207,

Party of the first part, and

JAMES J. CRAMER, SR., having an address located at 56 N. Main Street, Voorheesville, NY 12186,

Party of the second part,

WITNESSETH, that the party of the first part, in consideration of One (\$1.00) DOLLAR paid by the party of the second part, hereby quit claims unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, as follows:

ALL OF THAT PORTION OF SAID DEFAULTED PARCELS situate, lying and being in the City of Albany, County of Albany and State of New York more particularly described on Schedule A attached hereto.

BEING a portion of the premises conveyed to the Albany County Land Bank Corporation, by deed from the County of Albany, New York, Tax District, dated August 24, 2018 and recorded in the Albany County Clerk's Office on August 30, 2018 as Instrument No. R2018-19567.

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, their heirs or successors and assigns forever;

AND said parties covenant as follows;

FIRST, that the party of the second part shall quietly enjoy said premises;

SECOND, that, in compliance with Sec. 13 of the Lien Law, 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 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;

THIRD, the party of the Second Part acknowledges and agrees that in the event the party of the second part does not obtain a certificate of occupancy and the property is not used for residential property within twelve (12) months of the date of this deed, all right, title and interest in 28 Whitbeck Lane, New Scotland, NY 12159 (Tax Map ID # 84.-1-9) shall revert to the party of the first part. That the party of the Second Part further covenants and agrees that the party of the Second Part may not sell or transfer all of the property or any interest in the Property during a Term of five (5) years from the date of this deed without the prior written consent of the party of the First Part.

This is in the regular course of business of the Grantor and the premises being sold herein are not all or substantially all of the assets of the Grantor.



Chicago Title Insurance Company

SCHEDULE A

Title Number: 20-1664

LEGAL DESCRIPTION

All that parcel of real property situate, lying and located in the Town of New Scotland, County of Albany and State of New York more particularly described as follows:

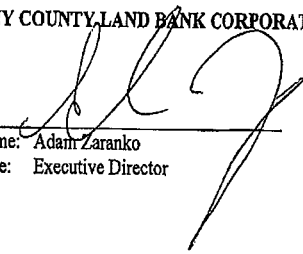
<u>Municipality</u>	<u>Street Name</u>	<u>Tax Map #</u>	<u>Foreclosure Index #</u>
Town of New Scotland	28 Whitbeck Lane	84.-1-9	6159-13-46

<u>List of Delinquent Taxes Filing Date</u>	<u>Judgment Granted</u>	<u>Judgment Entered</u>	<u>Class Code</u>
11/21/2013	4/19/2018	4/23/2018	331 Com Vac

IN WITNESS THEREOF, the party of the first part has hereunto set its hand and seal the day and year above written.

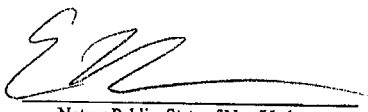
In Presence of:

ALBANY COUNTY LAND BANK CORPORATION

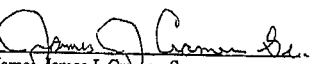
By: 
Name: Adam Zaranko
Title: Executive Director

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

On the 27 day of August, 2020, before the undersigned, personally appeared ADAM ZARANKO, 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 on behalf of which the individual acted, executed the instrument.

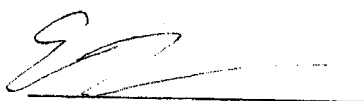

Notary Public, State of New York

ERIN PATRICIA DELANCEY
Notary Public, State of New York
Reg. No 02DE6381747
Qualified in Saratoga County
My Commission Expires July 17, 2021

By: 
Name: James J. Cramer, Sr.

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

On the 28 day of August, 2020, before the undersigned, personally appeared JAMES J. CRAMER, SR., 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 on behalf of which the individual acted, executed the instrument.


Notary Public, State of New York

ERIN PATRICIA DELANCEY
Notary Public, State of New York
Reg. No 02DE6381747
Qualified in Saratoga County
My Commission Expires July 17, 2021