



SCHENECTADY COUNTY – STATE OF NEW YORK
CARA M. ACKERLEY, COUNTY CLERK
620 STATE STREET, 3RD FLOOR
SCHENECTADY, NEW YORK 12305

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 202500290

Receipt#: 2025004611

Clerk: LF

Rec Date: 01/06/2025 03:14:48 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 4

Rec'd Frm: STEWART TITLE INSURANCE
COMPANY – UPSTATE

Party1: MCFARLAND ROBERT W

Party2: TRUSTES OF UNON COLLEGE IN THE
TOWN OF SCHENECTADY IN STATE OF NEW YORK

Town: SCHENECTADY
40.69-2-33

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management – Coun	1.00
Records Management – Stat	4.75
Notice of Transfer of Sal	10.00
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 – County	9.00

Sub Total: 200.00

Transfer Tax
Transfer Tax 0.00

Sub Total: 0.00

Total: 200.00

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

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

Transfer Tax #: 1740

Transfer Tax

Consideration: 0.00

Total: 0.00

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT,
AS REQUIRED BY SECTIONS 315, 316-a(5) & 319 OF THE
REAL PROPERTY LAW OF THE STATE OF NEW YORK

Record and Return To:

ELECTRONICALLY RECORDED BY CSC INGE

Cara M. Ackerley
Schenectady County Clerk

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, made the 9th day of December, 2024

BETWEEN

ROBERT W. MCFARLAND, residing at 1435 Hadlock Avenue, Norfolk VA 23509,

grantor,

and

THE TRUSTEES OF UNION COLLEGE IN THE TOWN OF SCHENECTADY IN THE STATE OF NEW YORK, a New York not-for-profit educational corporation with its main office located at Armand V. & Donald S. Feigenbaum Hall, 807 Union Street, Schenectady, NY 12308,

grantee,

WITNESSETH, that the grantor, 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 grantee, hereby grants and releases unto the grantee, the heirs, successors or assigns of the grantee forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Schenectady, County of Schenectady, State of New York, as more fully described on Schedule "A" attached hereto and made a part hereof.

TOGETHER WITH all right, title and interest of the grantor, if any, in and to the highway, and all gores and strips of land, easements, rights and rights of way, adjacent to or used in connection with the premises.

SUBJECT TO easements, covenants and restrictions of record.

BEING the same premises described in a Warranty Deed made by Robert D. McFarland to Robert D. McFarland and Robert W. McFarland, dated November 21, 1979 and recorded on November 23, 1979 in the Schenectady County Clerk's Office in Book 1032 of Deeds at Page 888; and also being the same premises as described in a Deed made by Robert D. McFarland to Robert W. McFarland dated July 31, 2024 and recorded in the Schenectady County Clerk's Office on August 26, 2024 as Instrument Number 202450585.

TOGETHER WITH the appurtenances and all the estate and rights of the grantor in and to the premises,

TO HAVE AND TO HOLD the premises granted to the grantee, the successors or assigns of the grantee forever.

AND the grantor covenants as follows:

FIRST, the grantee shall quietly enjoy the said premises;

SECOND, that the grantor will forever **Warrant** the title to the premises.

This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.




ROBERT W. MCFARLAND

Commonwealth
STATE OF Virginia)
COUNTY OF Norfolk) **ss.:**
City

On the 6th day of December in the year 2024 before me, the undersigned, personally appeared **ROBERT W. MCFARLAND**, 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.





Notary Public

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Schenectady, County of Schenectady, State of New York, and described as follow:

THAT CERTAIN LOT OF LAND situate on the northwesterly side of Ardsley road, in the 11th Ward of the City of Schenectady, New York, shown and designated on a certain map entitled "Map No. 2 of property in the Eleventh Ward of the City of Schenectady, belonging to Julia R. Van Voast and Others", dated December 22nd, 1913, and filed in the Schenectady County Clerk's Office on December 29th, 1913, bounded and described as follows:

BEGINNING at a stake in the Northwesterly margin of Ardsley Road, at the division line between Lots Nos. 21 and 22, and running NORTHEASTERLY along Ardsley Road, forty-five (45) feet, more or less, to Lot No. 23, as shown on said map; thence NORTHWESTERLY along Lot No. 23, as shown on said map, one hundred forty-seven and eighty-five one-hundredths (147.85) feet, more or less, to a stake, thence SOUTHWESTERLY along a line parallel with the Northwesterly margin of Ardsley Road, forty-five (45) feet, more or less, to said Lot No. 21, as shown on said map; thence SOUTHEASTERLY along said Lot No. 21, one hundred forty-seven and eighty-five (147.85) feet, more or less, to the point or place of beginning. Said premises are now known as No. 1185 Ardsley Road, Schenectady, New York.