



WARREN COUNTY – STATE OF NEW YORK
 PAMELA J. VOGEL, COUNTY CLERK
 1340 STATE ROUTE 9,
 LAKE GEORGE, NEW YORK 12845

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 5319 / 28
 INSTRUMENT #: 2016-1430

Receipt#: 2016393040
 Clerk: LB
 Rec Date: 03/03/2016 10:57:39 AM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 3
 Rec'd Frm: MILLER MANNIX SCHACHNER &
 HAFNER LLC

Party1: RAINIER ENTERPRISES LLC
 Party2: BECKEM JOHN M II
 Town: GLENS FALLS

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
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 185.00

Transfer Tax	
Transfer Tax - State	300.00

Sub Total: 300.00

Total: 485.00

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

***** Transfer Tax *****
 Transfer Tax #: 1694
 Transfer Tax
 Consideration: 75000.00

Transfer Tax - State	300.00
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Total: 300.00

Record and Return To:

MILLER MANNIX SCHACHNER & HAFNER LLC
 15 W NOTRE DAME ST
 GLENS FALLS NY 12801

WARNING***

I hereby certify that the within and foregoing was recorded in the Warren County Clerk's Office, State of New York.

This sheet constitutes the Clerks endorsement required by Section 316 of the Real Property Law of the State of New York.

Pamela J. Vogel
 Warren County Clerk

Dec
273

Warranty Deed

GF
75,000

Warranty Deed with Lien Covenant

Date of Deed: February 12, 2016

55
125
5

Property: 14 Fulton Street
City of Glens Falls, Warren County, NY 12801
Tax Map No. 302.16-20-25

300

Grantor: Rainier Enterprises, LLC
25 Coriander Drive, Ft. Edward, NY 12828

Grantee: John M. Beckem, II
16 Hudson Avenue, #2661, Glens Falls, NY 12801

This Warranty Deed is made between Grantor and Grantee on the deed date stated above.

Witnesseth that Grantor, in consideration of *One Dollar and 00/100 Dollars (\$1.00) lawful money of the United States, and other good and valuable consideration* paid by the Grantee, does hereby grant and release unto Grantee and its assigns forever

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, lying and being in the City of Glens Falls, Warren County, New York, described as follows:

COMMENCING at a point on the northerly side of Fulton Street 50 feet westerly from the intersection of the northerly line of Fulton Street with the westerly line of Madison Street; running thence northerly in a line parallel with Madison Street 50 feet; thence westerly in a line parallel with Fulton Street 50 feet; thence southerly in a line parallel with the westerly line of Madison Street 50 feet to the northerly line of Fulton Street; thence easterly along the northerly side of Fulton Street 50 feet to the place of beginning.

Being the same premises conveyed by David J. Paska to Rainier Enterprises, LLC by Warranty Deed dated January 24, 2006 and recorded January 30, 2006 in the Warren County Clerk's Office in Liber 1491 of Deeds at Page 185 and assigned document number 975.

This conveyance was duly authorized by the members of the party of the first part in accordance with Section 1211(c) of the New York Limited Liability Law. The property described above does not constitute all or substantially all of the assets of the party of the first part. This conveyance is being made in the usual or regular course of business of the party of the first part.

Together with the appurtenances and all the estate and rights of the Grantor in and to said premises;

Warranty Deed

To have and to hold *the premises herein granted by this Warranty Deed unto the Grantee and its assigns forever.*

And the Grantor *covenant as follows:*

First, *That Grantee shall quietly enjoy said premises;*

Second, *That Grantor will forever Warrant the title to said premises;*

Third, this conveyance is made subject to the trust fund provisions of Section 13 of the Lien Law.

In Witness of this conveyance, Grantor has executed this Warranty Deed on the deed date stated above.

In Presence Of:

RAINIER ENTERPRISES, LLC

BY: D J P
David J. Paska, Member

State of New York) SS:
County of Warren) SS:

On February 12th, 2016, before me, a Notary Public in and for the said State, personally appeared David J. Paska, 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.

 L.M.B.
Notary Public

LISA M. BUSHMAN
NOTARY PUBLIC, STATE OF NEW YORK
REG. NO. 01BU6034267
QUALIFIED IN SARATOGA COUNTY
COMMISSION EXPIRES 12/06/2017

R&R

Justin M. Grassi
Miller Mannix Schachner & Hafner, LLC
15 West Notre Dame Street
Glens Falls, NY 12801