



60 2009 00000845

Instrument Number: 2009- 00000845

As

Recorded On: February 17, 2009

Deed Commercial

Parties: VIBE LLC

To

R C GLEN REALTY LLC

Billable Pages: 4

Recorded By: COMMUNITY TITLE

Num Of Pages: 5

Comment:

**** Examined and Charged as Follows: ****

Deed Commercial	60.00	Cover Page	5.00	RP-5217 Commercial	165.00
TP-584	5.00				
Recording Charge:	235.00				
		Consideration			
	Amount	Amount	RS#/CS#		
Transfer Tax	0.00	0.00	TT 1353	Basic	0.00
GLENS FALLS CITY				Local	0.00
				Additional	0.00
				Special Additional	0.00
				Transfer	0.00
Tax Charge:	0.00				

RECORDED
County Clerks Office
Feb 17, 2009 04:09P
Pamela J. Vogel
Warren County Clerk

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: WARREN COUNTY, NY

File Information:

Document Number: 2009- 00000845

Receipt Number: 105180

Recorded Date/Time: February 17, 2009 04:09:49P

Book-Vol/Pg: Bk-RP VI-3706 Pg-290

Cashier / Station: s slater / Cash Station 1

Record and Return To:

BARTLETT PONTIFF STEWART & RHODES PC

PO BOX 2168

ONE WASHINGTON ST

GLENS FALLS NY 12801

WARRANTY DEED

THIS INDENTURE made the 17th day of February, 2009 between VIBE, LLC, a New York limited liability company with an address of PO Box 445, Glens Falls, New York 12801, party of the first part, and R.C. GLEN REALTY, LLC, a New York limited liability company with an address of PO Box 261, Lake George, New York 12845, party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar (\$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, it's successors and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the City of Glens Falls, County of Warren and State of New York, more particularly described in the attached Schedule A.

BEING the same premises described in a deed from Blackstone Realty Partners, LLC to Vibe, LLC dated November 30, 2006 and recorded in the Warren County Clerk's Office on December 4, 2006 in Liber 3128 of Deeds at page 234.

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 centerline 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 party of the second part, it's successors and assigns forever.

And said party of the first part covenants as follows:

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

Second, that said party of the first part will forever warrant the title to said premises.

Subject to the trust fund provisions of Section Thirteen of the Lien Law.

Community Title Agency, Inc.
One Washington Street
Glens Falls, NY 12801
518-79-TITLE

2009-1144-LL

DD C
4P/5
GLE
165-

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.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

VIBE LLC

By: Robert Bovee, MBR.
Robert Bovee, Member

STATE OF NEW YORK)
) ss:
COUNTY OF WARREN)

On the 17th day of February the year 2009 before me, the undersigned, personally appeared ROBERT BOVEE, 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.

Bruce O. Lipinski
Notary Public

267553

BRUCE O. LIPINSKI
Notary Public, State of New York
No. 02LI4949369
Qualified in Warren County
Commission Expires April 3, 2011

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

BEGINNING on the westerly side of Glen Street at a point at the outer edge of the water table of the front wall of the lot hereby conveyed, which point is sixteen and three one hundredths feet westerly from an iron bolt driven in the ground through the side walk and said point being twenty-three feet northerly from the northerly side of the wall of the Gray Lot and which point is at the northerly line of the L.E. Wait lot, now owned by the Pulver children and running from said point westerly in a straight line along the line of said L.E. Wait lot one hundred and nine feet to a point twenty-three feet northerly from the northerly line of the Fowler lot which point is six inches easterly of an iron bolt driven in the ground; thence running from said point northerly thirty-one feet and six inches to the Colvin line, formerly Dr. Bethuel Peek line to a bolt of iron driven in the ground; thence easterly along said Colvin line in a straight line one hundred and nine feet to a point on the outer edge of the water table of the front wall of the premises hereby conveyed which point is distant sixteen and three one hundredths feet westerly from an iron bolt driven in the sidewalk; thence southerly along the outer edge of the water table thirty one feet and six inches to the place of beginning. ALSO all the right, title and interest of the party of the first part to the land in front of said lot hereby conveyed to the center of Glen Street.

ALSO all that strip of land in the rear of the lot hereby conveyed next to said Colvin line and being eight and one-half feet wide extending from said rear along the Colvin line to the right of way on the northerly end of the Arnold lot excepting and reserving however to the owners of said south lot known as the L.E. Wait lot, and their heirs and assigns the right of passing and repassing on the rear part and next to the Arnold lot to the right of way hereinafter specified.

ALSO all the equal undivided one-half part of the lot of land in the rear of the above described lot lying southerly of the strip eight and one-half feet wide hereinafter mentioned as lying in the rear of the L.E. Wait lot. Said lot is forty-six feet extending from Fowler line northerly and is twenty and five-twelfths feet easterly and westerly extending to the Arnold lot and the right of way on the north end of the Arnold lot which lot of land is to be held and used in common by the owners of the lot hereby conveyed and the owners of said lot twenty-three feet wide known as the L.E. Wait lot; their heirs, successors and assigns, but no erections or buildings to be made thereon without the consent of all the owners; the premises hereby conveyed are a part of the premises conveyed by Solomon W. Russell to William Wait by deed dated March 14th, 1871 and recorded in Warren County Clerk's Office March 15th, 1871 in book of deeds 23 at page 247. Also hereby conveying a right of way in common with others across the northerly end of said Arnold lot fifteen feet wide on the easterly side next to Colvin Line and extending westerly to the westerly line of the Arnold lot where it is twenty-five feet wide next to Colvin line.

(CONTINUED ON NEXT PAGE)

Schedule A - Description

ALSO a right of way in common with others ten feet wide extending from the Colvin line southerly along the westerly line of Arnold lot to Exchange Street. And being the same premises described in a deed from Amanda Horton to Isaac Goodson and others which deed bears date the 12th day of June 1902 and was recorded in the Warren County Clerk's Office on the 13th day of June 1902 in Book 95 of Deeds at Page 7, subject to the party wall agreement made the 27th day of August 1902 and recorded in the Warren County Clerk's Office September 5th, 1902 in Liber 95 of Deeds at Page 589.

Subject to a party wall agreement between the Goodson Brothers Company and Gertrude P. Scales dated December 3, 1938 and recorded in the Warren County Clerk's Office on December 16, 1938 in Book 210 of Deeds at Page 255.

EXCEPTING and RESERVING the portion of the foregoing premises described in a Covenant Against Grantor Deed from Merkel and Gelman, Inc. to the City of Glens Falls dated November 1, 1967 and recorded in the Warren County Clerk's Office on November 13, 1967 in Book 488 of Deeds at Page 325.

SEND & RETURN
P.O. Box 2168, One Washington St.
Glens Falls, New York 12801

AH: BOL