



ESSEX COUNTY – STATE OF NEW YORK
 JOSEPH A. PROVONCHA, COUNTY CLERK
 7559 COURT ST, PO BOX 247, ELIZABETHTOWN, NY 12932

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 1891 / 330
 INSTRUMENT #: 2017-4632

Receipt#: 2017182230
 Clerk: JP
 Rec Date: 10/25/2017 12:52:00 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 5
 Rec'd Frm: NILES BRACY

Party1: TREELINE ENTERPRISES L L C
 Party2: HAYES KYLE J
 Town: NORTH ELBA

Recording:

Cover Page	5.00
Recording Fee	40.00
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: 195.00

Transfer Tax	
Transfer Tax - State	448.00
Transfer Tax - County	224.00

Sub Total: 672.00

Total: 867.00

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

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

Transfer Tax #: 634
 Transfer Tax

Transfer Tax - State	448.00
Transfer Tax - County	224.00

Total: 672.00

I hereby certify that the within and foregoing
 was recorded in the Essex County Clerk's
 Office.

Joseph A. Provoncha
 Essex County Clerk

Record and Return To:

KYLE J HAYES
 9 PAYEVILLE LANE
 SARANAC LAKE NY 12983-2579

Notice Information may change during the
 verification process and may not be reflected on this
 page

WARRANTY DEED

THIS INDENTURE, made this 17th day of October, in the year Two Thousand Seventeen

BETWEEN: **Treeline Enterprises, LLC**, with an address of 620 Park Avenue,
Rochester, New York 14625 party of the first part,

and

Kyle J. Hayes, with an address of 149 Old Lake Colby Road,
Saranac Lake, New York 12983 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, her heirs, successors and assigns forever, the following described premises (the "Property"):

ALL THAT TRACT OR PARCEL OF LAND, conveyed to Treeline Enterprises, LLC by deed from Nathan Cox and Christopher Cox f/k/a Christopher Courtright, dated April 14, 2014 and recorded in the Essex County Clerk's Office on May 2, 2014, in Liber 1765 of Deeds at Page 109, and therein more particularly described as follows:

**SEE SCHEDULE "A" ANNEXED HERETO
AND MADE PART HERETO**

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to the Property,

This conveyance does not constitute all or substantially all of the assets of the Grantor Limited Liability Company (LLC) and is made in the regular course of business of the Grantor LLC, and is made with the unanimous consent of the members of the Grantor LLC.

TO HAVE AND TO HOLD the Property herein granted unto the party of the second part, her heirs, successors and assigns forever.

AND said party of the first part covenants as follows:

FIRST, the party of the second part shall quietly enjoy the Property;

SECOND, that said party of the first part will forever **WARRANT** title to the Property,

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

IN PRESENCE OF


Treeline Enterprises, LLC

By: 

David F. Starr, managing member

STATE OF NEW YORK)
) SS.:
COUNTY OF Essex)

On this 17th day of October, 2017 before me, the undersigned, personally appeared, **David F. Starr** 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, that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public
My Commission Expires: _____

JENIFER R. BRIGGS
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02BR6100574
QUALIFIED IN ESSEX COUNTY
COMMISSION EXPIRES OCTOBER 202019

RR: Kyle J. Hayes
9 Payedville Lane
Saranac Lake, NY 12983-2579

SCHEDULE A

ALL THAT CERTAIN PARCEL OF LAND, being situate in Lot 13, Township No. 11, Old Military Tract, Richard's Survey, Village of Saranac Lake, Town of North Elba, County of Essex, and State of New York; being more particularly bounded and described as follows:

BEGINNING at a 5/8" rebar set with a cap stamped "Geomatics Land Surveying, PC: said rebar being located South 35 degrees 17' 10" West 80.00 feet from a 5/8" rebar set with said cap on the south bounds of Pine Street at the northwest corner of property described in a deed to Lawrence Aabye, recorded in Liber 1179 at page 233 in the Essex County Clerk's Office; thence

- 1) South 35 degrees 17' 10" West along the west bounds of said property described in Liber 1179 at Page 233, 34.90 feet to a point located South 16 degrees 35' 55" West 0.22 feet from a 1-1/2" iron pipe found at the base of a pine tree; thence
- 2) North 60 degrees 19' 25" West 41.52 feet to a 5/8" rebar set with said cap on the east bounds of Payeville Lane; thence
- 3) North 5 degrees 54' 10" East along the east bounds of Payeville Lane, 43.40 feet to a 1" iron pipe found; thence
- 4) South 55 degrees 45' 30" East 62.62 feet to the beginning.

CONTAINING 0.044 acres of land, more or less, within the above described bounds, as surveyed by Stacey L. Allott, LS of Geomatics Land Surveying, PC, September 13, 2007. Bearings are based on magnetic north.

BEING Parcel 2 of property described in a deed to Adirondack Acquisitions Partnership recorded in Liber 926 at page 141 of deeds in the Essex County Clerk's Office.

BEING the same premises conveyed by Adirondack Acquisitions Partnership to Nathan Cox and Christopher Courtright by deed dated November 19, 2008 and recorded in the Essex County Clerk's Office on November 21, 2008 in Liber 1591 of Deeds at Page 253.

The said Christopher Courtright and Christopher Cox are one in the same person.