



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 #: R2024-7203

Receipt#: 20240697853  
 Clerk: TR  
 Rec Date: 05/06/2024 09:13:07 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 3  
 Rec'd Frm: SHAKER ABSTRACT & TITLE LLC

Party1: LI XIANRONG  
 Party2: PIONEER CAPITAL REALTY LLC  
 Muni: ALBANY CITY

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
Notice of Transfer of Sal	0.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 310.00

Transfer Tax	
Transfer Tax - State	400.00

Sub Total: 400.00

Total: 710.00

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 5653  
 Transfer Tax

Transfer Tax - State	400.00
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Total: 400.00

Record and Return To:

SHAKER ABSTRACT & TITLE LLC  
 279 TROY RD STE 9-221  
 RENSSELAER, NY 12144-9518

Bruce A. Hidley  
 Albany County Clerk

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.

THIS INDENTURE, made the 29 day of MARCH 2024

BETWEEN

Xianrong Li, residing at 3 Emerson Drive, Latham, New York 12110

party of the first part, and

Pioneer Capital Realty LLC, a New York Limited Liability Company with offices at PO Box 9123 Schenectady, New York 12304.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of one Dollars (\$ 1.00 ) Lawful money of the United States, and all 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, the successors and assigns of the party of the second part forever, the following parcel of land, with improvements, if any, located thereon.

**ALL THAT TRACT, PIECE OR PARCEL OF LAND** situate, lying and being on the north side of Clinton Avenue between Judson Street and North Lake Avenue in the Eleventh Ward of the City and County of Albany, New York, and now known as 545 Clinton Avenue, more particularly bounded and described as follows:

**BEGINNING** at a point in the north line of Clinton Avenue about eighteen (18) feet from the southeast corner of a parcel of ground conveyed by James Kidd to the Albany Guardian Society, July 17, 1869, by deed recorded in the Albany County Clerk's Office in Book 225 of Deeds at page 191; and running thence easterly along the northerly line of Clinton Avenue eighteen (18) feet; thence northerly on a line parallel with the east line of the premises described in the deed from Daniel Casey and wife to Mary J. Alexander, recorded in said County Clerk's Office in Book 276 of Deeds at page 254, about one hundred twenty five (125) feet; thence westerly on a line parallel with Clinton Avenue, eighteen (18) feet; and thence southerly on a line parallel with said east line, about one hundred twenty-five (125) feet to Clinton Avenue, the place of beginning

**BEING** the same premises conveyed to the party of the first part by deed dated August 27, 2018 and recorded with the Albany County Clerk on September 13, 2018 as instrument R-2018-20600.

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, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants as follows;

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

SECOND, That the party of the first part will forever Warrant the title to said premises.

THIRD, the party of the first part, in compliance with Section 13 of the Lien Law, covenants that 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.

The word "party" shall be constructed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

*[Signature]*  
Xianfong Li

State of New York, County of *Albany* ss:

On the *29* day of *APRIL* in the year 2024, before me, the undersigned **Xianrong Li** personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

THOMAS J GABRIELS  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02GA4866695  
Qualified in Albany County  
My Commission Expires *7-14-26*

DEED  
WARRANTY WITH LIEN COVENANT

TO

Dated,

STATE OF NEW YORK

COUNTY OF

SS

RECORDED ON THE

day of \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
in Liber \_\_\_\_\_ of Deeds.  
at Page \_\_\_\_\_ and executed

PLEASE RECORD AND RETURN TO:

*Thomas Gabriels*  
*11 N. ACERL ST*  
*Albany NY 12207*