

ACKNOWLEDGEMENT

Return Received

Return No. 22-54

Signed Christine Desjardins Clerk

Date Dec 9, 2022

487

WARRANTY DEED

STOCKBRIDGE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD/DISCHARGE

This 9 Day of DEC A.D., 2022

At 9:15 O'Clock AM

Received And Recorded in Vol. 88

At Page 487 - 489

Attest Christine Desjardins Town Clerk

KNOW ALL MEN BY THESE PRESENTS that I, **Kyle J. Kershner**, of Pittsford, County of

Rutland and State of Vermont, **Grantor**, in consideration of the sum of One Dollar and other good and valuable consideration paid to my full satisfaction by **Michal Tomczak and Kinga Tomczak**, both of Weston, County of Middlesex and Commonwealth of Massachusetts, **Grantees**, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said **Grantees, Michal Tomczak and Kinga Tomczak, Husband and Wife, as Tenants by the Entirety**, and to their heirs and assigns forever, certain land and premises in the Town of Stockbridge, County of Windsor and State of Vermont, and more particularly described as follows:

Being a portion of all and the same lands and premises as were conveyed to Kyle J. Kershner by Quit Claim Deed of Lynne J. Spence f/k/a Lynne S. Kershner dated November 26, 2013 and recorded in Book 78, Page 428 of the Town of Stockbridge Land Records and being more particularly described as follows:

Being a portion of all and the same lands and premises as were conveyed to Kyle J. Kershner and Lynne S. Kershner by Warranty Deed of Daniel E. Canney, III and Mark E. Seidenberg dated January 21, 2005 and recorded in Book 65, Page 463 of the Town of Stockbridge Land Records, and therein more particularly described as follows:

“PARCEL 1

Being all and the same lands and premises conveyed to Daniel E. Canney, III, and Mark E. Seidenberg, as joint tenants with rights of survivorship, by Warranty Deed of A. James Grace dated March 30, 1987 and recorded April 7, 1987 in Book 43, at Pages 393-394 of the Stockbridge Land Records, and therein described as follows:

“LOT 10 – Stockbridge, Vermont

Being all and the same lands and premises conveyed to A. James Grace of Warranty Deed of Theodore J.W. Green Sr. Trust dated December 15, 1986 and recorded in Book 43, Page 177 of the Stockbridge Land Records as shown on a plan entitled “A. J. Grace. Pittsfield & Stockbridge, Vermont, 11-10-86, Scale 1” = 300”, prepared by Norman R. Smith, Inc. and more particularly described as follows:

Beginning on the south side of a road known as Town Highway 33 at the end of a stone wall which marks the northwest corner of the herein conveyed Lot 10; THENCE from said point of beginning S 67° 02' E a distance of 991.2 feet along a boundary line and stone wall to a stone pile found;

THENCE S 39° 16' W distance of 426.9 feet to a stake and stones;

THENCE N 50° 16' a distance of 573.9 feet to a stone pile found;

THENCE down a Brook a distance of 657 feet to along the easterly line of Lot 11 to an iron pin set in the southerly side of Town Highway 33;

THENCE N 24° 17' W a distance of 535.0 feet along the easterly line of Lot 11 to an iron pin set in the southerly side of Town Highway 33;

THENCE easterly and northerly along the south side of Town Highway 33 a distance of 559.7 feet to the point and place of beginning. Meaning and intending to convey 11.63 acres, more or less.

There is excepted from this conveyance all right, title and interest the Grantor may have in Town Highway 33."

The lands and premises conveyed herein are subject to and benefited by State of Vermont, Wastewater and Potable Water Supply Permit Number WW-3-3397-1 dated May 17, 2022 and recorded in the Town of Stockbridge Land Records at Book 88, Page 24 on May 25, 2022..

Reference is hereby had to the aforementioned deeds and records, to the deeds and records referred to therein, and to the Town of Stockbridge Land Records for a more particular description of the lands and premises conveyed herein.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said **Grantees, Michal Tomczak and Kinga Tomczak, Husband and Wife, as Tenants by the Entirety**, and to their heirs and assigns, to their own use and behoof forever; and the said **Grantor, Kyle J. Kershner**, for himself and his heirs and assigns, do covenant with the said **Grantees, Michal Tomczak and Kinga Tomczak**, their heirs and assigns, that until the ensealing of these presents, **Kyle J. Kershner**, is the sole owner of the premises and has good right and title to convey the same in the manner aforesaid, that they are free from every encumbrance, except as aforesaid; and I hereby engage to **WARRANT** and **DEFEND** the same against all lawful claims whatsoever, except as aforesaid.

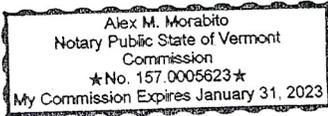
IN WITNESS WHEREOF, I hereunto set my hand and seal this 30th day of November 2022.

Kyle J. Kershner
Kyle J. Kershner

STATE OF VERMONT
COUNTY OF RUTLAND

At Killington, Vermont this 30th day of November 2022, personally appeared Kyle J. Kershner and he acknowledged this instrument by him sealed and subscribed to be his free act and deed.

Before Me: Alex M. Morabito
Notary Public
Printed Name: Alex M. Morabito
My Commission Expires: 1/31/23
My Commission Number: 157-0005623



A true copy. Attest: Elizabeth Ruiz
Asst. Town Clerk