



Doc ID: 000662170003 Type: LAN

BK 367 PG 177-179

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that we, **Alicia Ann Bolze and Stephen R. Bolze, Trustees of the Alicia Ann Bolze Revocable Trust dated February 22, 2007, as amended**, both of Duxbury, County of Plymouth and Commonwealth of Massachusetts, **Grantors**, in consideration of the sum of One Dollar and other good and valuable consideration paid to our full satisfaction by **Joshua A. Skolnick and Barbara H. Skolnick**, both of New Hope, County of Bucks and Commonwealth of Pennsylvania, **Grantees**, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said **Grantees, Joshua A. Skolnick and Barbara H. Skolnick, as Husband and Wife, Tenants by the Entirety**, and to their heirs and assigns forever, certain land and premises in the Town of Killington, County of Rutland and State of Vermont, known as 558 Trailview Drive, and more particularly described as follows:

Being all and the same lands and premises as were conveyed to Stephen R. Bolze and Alicia A. Bolze, husband and wife, by Warranty Deed of Kenneth G. McAdams dated May 2, 2011 and recorded in the Town of Killington Land Records at Book 323, Pages 532-534 on May 4, 2011, and therein more particularly described as follows:

“Being all and the same lands and premises conveyed to Kenneth G. McAdams and Bobbye M. McAdams (now deceased), husband and wife, by Warranty Deed of Sherburne Corporation dated October 9, 1978 and recorded on October 12, 1978 in Book 40 at Pages 392-394 of the Town of Killington Land Records and more particularly described in Schedule A which is attached hereto and made a part hereof.”

Reference is hereby had to a Warranty Deed of Alicia Ann Bolze and Stephen R. Bolze, husband and wife, to Alicia Ann Bolze and Stephen R. Bolze, Trustees of the Alicia Ann Bolze Revocable Trust dated February 22, 2007, by deed dated December 2, 2013 and recorded in the Town of Killington Land Records at Book 337, Page 282 on December 10, 2013.

Reference is hereby had to the aforementioned deeds, to the deeds mentioned therein and to the Town of Killington 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, Joshua A. Skolnick and Barbara H. Skolnick, as Husband and Wife, Tenants by the Entirety**, and to their heirs and assigns, to their own use and behoof forever; and the said **Grantors, Alicia Ann Bolze and Stephen R. Bolze, Trustees of the Alicia Ann Bolze Revocable Trust dated February 22, 2007, as amended**, for themselves and their heirs, successors and assigns, do covenant with the said **Grantees, Joshua A. Skolnick and Barbara H. Skolnick, as Husband and Wife, Tenants by the Entirety**, their heirs and assigns, that until the ensealing of these presents, **Alicia Ann Bolze and Stephen R. Bolze, Trustees of the Alicia Ann Bolze Revocable Trust dated February 22, 2007, as amended**, are the sole owners of the premises and have good right and title to convey the same in the manner aforesaid, that they are free from every encumbrance, except as aforesaid; and he hereby engages to WARRANT and DEFEND the same against all lawful claims whatsoever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 20 day of February 2021.

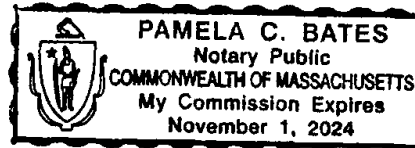
Alicia Ann Bolze, TRUSTEE  
Alicia Ann Bolze, Trustee

Stephen R. Bolze, Trustee  
Stephen R. Bolze, Trustee

STATE OF Massachusetts  
COUNTY OF Plymouth

At Hingham (Town/City), in said County and State, this 20 day of February 2021, personally appeared Alicia Ann Bolze and Stephen R. Bolze, Trustees of the Alicia Ann Bolze Revocable Trust, and they acknowledged this instrument by them sealed and subscribed to be their free act and deed and the free act and deed of the Alicia Ann Bolze Revocable Trust.

Before Me: Pamela  
Notary Public  
Commission Expires: 11/1/2024



## SCHEDULE A

*follows, viz:* Being lot 223 on a plan of lots entitled Plot 20 "Trailview Area" of the Sherburne Corporation's development in Sherburne (Killington), Vermont, a copy of which plan is on file with the Sherburne Town Clerk, and being a portion of the lands and premises conveyed to Sherburne Corporation by deed of Frederica Welch dated December 27, 1967, and recorded in the Town of Sherburne Land Records in Book 28, Page 564, and bounded and described as follows:

Beginning at an iron pipe on the western right of way of Trailview Drive, said pipe being the most easterly corner of Lot 222 and the most southerly corner of Lot 228; thence along the northwestern property line of Lot 222 on a bearing of North 53° 53' 30" West, a distance of One Hundred Ninety-Nine (199.00) feet (CALC.) to an iron pipe, said pipe being the most northerly corner of Lot 222 and located on the eastern boundary of Calvin Coolidge State Forest; thence following said State Forest boundary on a bearing of North 35° 49' 0" East, a distance of Two Hundred Fifty-Nine and ninety-five hundredths (259.95) feet to an iron pipe, said pipe being located at the intersection of said State Forest boundary and the southern boundary of a Nature Belt separating Lot 223 from the so-called 4-Mile (Ski) Trail; thence following said Nature Belt boundary on a bearing of South 52° 37' 0" East, a distance of One Hundred Three and twenty-five hundredths (103.25) feet to an iron pipe, said pipe being at the intersection of the southern boundary of said Nature Belt and the Western right of way of Trailview Drive; thence following said western right of way of Trailview Drive on a bearing of South 17° 59' 0" West, a distance of One Hundred Eighty-Two and sixty-four hundredths (182.64) feet (CALC.) to an iron pipe; thence following said western right of way of Trailview Drive on a bearing of South 11° 39' 0" West, a distance of Ninety-Seven and fifty hundredths (97.50) feet (CALC.) to an iron pipe; thence following said Trailview Drive right of way on a bearing of South 31° 47' 0" West, a distance of Thirteen and thirty-five hundredths (13.35) feet to the point and place of beginning.

The above description is based on Magnetic North as of October 1967. It was surveyed by the firm of A.C.P. Precision Surveys of Rutland, Vermont in September 1969. Lot 223 Contains about 40,215 square feet.

The foregoing parcel is subject to and entitled to the benefits and restrictions of a certain "Declaration of Protective Covenants" concerning Sherburne Corporation's land dated December 2, 1968, and recorded in Book 24, Pages 299-306 of the Sherburne Land Records, said covenants having been made applicable to the foregoing parcel by "Supplementary Declaration #3 of the Covenants and Restrictions" dated July 6, 1970, and recorded in Book 26, Page 136 of the Sherburne Land Records.

The property is subject to all provisions of any ordinance, municipal regulation, public law or act applicable. The property is also subject to current taxes. Sherburne Corporation hereby reserves and excepts, from the property herein conveyed, utility bill easements for electric power, and telephone lines and for sewage pipes and appurtenances all of which shall be exactly located at a time subsequent to the date of this instrument.

Vermont Property Transfer  
32 V.S.A. Chap. 231

## -ACKNOWLEDGEMENT-

Return No. 2020-0312  
Signed [Signature] Clerk Asst  
Date 3/1/2021

Received for Record at Killington, VT  
On 03/01/2021 At 9:30:00 am

ATTEST [Signature]  
Town Clerk