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Mendon, Vermont, Town Clerk's Office
 Jesse Bridge - Town Clerk
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CONDOMINIUM WARRANTY DEED

BK **110**

PG **863-866**

KNOW ALL MEN BY THESE PRESENTS that we, **PAUL BORTON and DEBORAH BORTON**, of Wakefield, County of Middlesex and Commonwealth of Massachusetts, and **EDWARD M. REEVE and DOROTHY B. REEVE**, of Southport, County of Brunswick and State of North Carolina, GRANTORS, in the consideration of One Dollar and Other Good and Valuable Consideration paid to our full satisfaction by **EDWARD M. REEVE and DOROTHY B. REEVE**, of Southport, County of Brunswick and State of North Carolina, GRANTEES, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said GRANTEES, **EDWARD M. REEVE and DOROTHY B. REEVE**, husband and wife as tenants by the entirety, and their heirs and assigns forever, a certain condominium unit located in the Towns of Mendon and Killington, in the County of Rutland, and State of Vermont, described as follows, viz:

Being Unit A in 175 Overbrook Condominium, a Condominium formed by virtue of a Declaration of Condominium dated March 27, 2024 and filed in the Mendon Land Records in Book 110 at Page 632 and in the Killington Land Records in Book 380 at Page 468. The Bylaws for 175 Overbrook Condominium are filed in the Killington Land Records in Book 380 at Page 480, et seq. and in Mendon Land Records in Book 110 at Page 644.

Being a portion of the same lands and premises conveyed to Paul Borton and Deborah Borton, husband and wife, and Edward M. Reeve and Dorothy B. Reeve, husband and wife, by Warranty Deed of Richard D. Fortunato, Sr. and Valerie A. Fortunato dated June 9, 2008, and recorded in Book 304 at Page 458 of the Town of Killington Land Records and in Book 89 at Page 47 of the Town of Mendon Land Records, and being more particularly described in **Schedule A** attached hereto and made a part hereof.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said GRANTEES, **EDWARD M. REEVE and DOROTHY B. REEVE**, husband and wife as tenants by the entirety, and their heirs and assigns to their own use and behoof forever;

And, we, **PAUL BORTON and DEBORAH BORTON**, husband and wife as tenants by the entirety, and **EDWARD M. REEVE and DOROTHY B. REEVE**, husband and wife as

FACEY GOSS
 & McPHEE P.C.
 PO BOX 578
 RUTLAND, VT
 05702
 802 773 3300

tenants by the entirety, the said GRANTORS, for ourselves and our heirs and assigns, do covenant with the said GRANTEES, **EDWARD M. REEVE and DOROTHY B. REEVE**, and their heirs and assigns, that until the ensembling of these presents, we are the sole owners of the premises and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as aforesaid; and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as set forth in the aforesaid deed.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 26 day of August, 2024.

Paul Borton
Paul Borton

Deborah Borton
Deborah Borton

**STATE OF VERMONT
RUTLAND COUNTY, ss.**

This record was acknowledged before me on this 26 day of August, 2024 by Paul Borton and Deborah Borton.

Before me, Kathleen A. Beauchain
Notary Public/Stamp

Kathleen A. Beauchain
Notary Public - State of Vermont
Commission Expires: 1/31/20 25
Commission #: 0003041

110 865

Edm Reeve

Edward M. Reeve

Dorothy B. Reeve

Dorothy B. Reeve

STATE OF North Carolina
Brunswick COUNTY, ss.

This record was acknowledged before me on this 27 day of August, 2024 by Edward M. Reeve and Dorothy B. Reeve.



Before me, Sara D.C. Edge *Sara D.C. Edge*
Notary Public/Stamp

SCHEDULE A

Being all and the same lands and premises conveyed to Richard D. Fortunato and Valerie A. Fortunato, husband and wife by Warranty Deed of Robinson Enterprises, Inc. dated January 13, 2000 and recorded in Book 62 at Pages 181-182 of the Town of Mendon Land Records and in Book 188 at Page 105 of the Town of Killington Land Records, and being more particularly described as follows:

“Being a portion of the lands and premises conveyed to Robinson Enterprises, Inc. by Warranty Deed of Neil and Seymour Robinson dated June 19, 1968, and recorded in Book 24, Page 114 of the Killington (formerly Sherburne) Land Records and in Book 21, Page 264 of the Mendon Land Records. The parcel herein conveyed being Lot #28 and is shown on a certain survey plat entitled “Robinwood Development - Robinson Enterprises, Inc. - Mendon/Sherburne, Vermont (Plat #4) - Lots 15-19, 24-29 & 34 & 37 dated: December 5, 1979, by A.C.F. Engineering and Surveying Corp. of Rutland, VT. Said lot is more particularly described as follows:

Beginning at a point marked by an iron pin on the westerly side of Overbrook Drive, said point being 809.13 feet north northwesterly from the intersection of Overbrook Drive with Old Coach road and being the southeasterly corner of the within conveyed parcel; thence running the following courses and distances along the westerly boundary of Overbrook Drive: North 10° 17' west, a distance of 26 feet, more or less, to a point in the Sherburne/Mendon town line, thence continuing North 10° 17' west a distance of 77.5 feet, more or less, to a point marked by an iron pin, thence North 28° 50' west, a distance of 109.85 feet, to a point marked by an iron pin, thence North 41° 19' west, a distance of 92.68 feet, more or less, to a point marked by an iron pin, being the easterly corner of Lot #18 and the northerly corner of the within conveyed premises; thence South a 44 14' 15" west, along the boundary of Lot #18, a distance of 121.91 feet, more or less, to a point marked by an iron pin, thence continuing along the boundary of Lot #18, South 01° 04' 45" west, a distance of 130.00 feet, more or less, to a point marked by an iron pin, being a common corner of Lot #18, Lot #19 and the within conveyed premises; thence running south 20° 51' 30" east along the easterly boundary of Lot #19, a distance of 42.23 feet, more or less, to a point marked by an iron pin, said point being a common corner of Lot #27, Lot #19 and the within conveyed premises; thence running South 86° 59' 15" east along the northerly boundary of Lot #27, a distance of 205.19 feet, crossing the Sherburne/Mendon town line, to a point in the westerly side of Overbrook Drive, being the point and place of beginning. Lot #28 is estimated to contain 40,880 square feet, be the same, more or less.

It is noted that a small portion of Lot #28 lies in the Town of Killington (formerly Sherburne), while the main portion lies in the Town of Mendon.”