

TOWN OF MENDON, VT

Received for Record 11-23 2015  
 at 12:00 o'clock P.M. and recorded in  
 Mendon Land Records Vol 98 Page 987

Amesbury  
 Town Clerk

98 987

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that we, Peter Malaszenko and Janice L. Malaszenko, husband and wife, of Brentwood, in the County of ~~DAVISON~~ and State of Tennessee, **GRANTORS**, in the consideration of One Dollar and Other Good and Valuable Consideration paid to our full satisfaction by Veronica Pollan, of Duxbury, in the County of and State of Vermont, **GRANTEE**, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said **GRANTEE**, Veronica Pollan, and her heirs and assigns forever, a certain piece of land in the Town of Mendon, in the County of Rutland and State of Vermont described as follows, viz:

Being all and the same lands and premises conveyed to Peter Malaszenko and Janice L. Malaszenko by Condominium Warranty Deed of Killington Gateway II Development Corp. dated May 24, 1977 and recorded in the Town of Mendon Land Records in Book 24 at Page 344 and therein described as follows:

CONDOMINIUM UNIT NO. 27 with its .03257% undivided interest in and to the common elements pursuant to that certain Declaration of Condominium establishing Killington Gateway II Condominium Development dated April 14, 1977, and filed with the Town Records of Mendon, Vermont on May 25, 1977, in Book 24, Page 235.

Being a portion of the lands and premises conveyed to Grantor by Deed of Stanley R. Barnes dated February 10, 1977, and recorded with the Town Records of Mendon, Vermont, on March 31, 1977, in Book 24, Page 187.

Reference is hereby made to the certified site and floor plans entitled: "Killington Gateway II Development Corp., Building #2, Mendon, Vermont." and to the certified plot plan entitled: "Killington Gateway II Development Corp., Building #2, Property Survey, Mendon, Vt." which is on file in the Mendon Town Land Records.

This conveyance is made subject to and with the benefit of the following:

1. All of the terms, provisions, covenants, restrictions, reservations, limitations, conditions, uses, obligations, rights, privileges, easements, agreements and liens contained in the aforesaid Declaration of Condominium and Exhibits attached thereto.
2. Such rights of way for ingress and egress, and for the installation and maintenance of utilities, as may be requisite for the development of adjoining land without interference with the use of the above-described premises.
3. Certain easements for a leaching field and roadways appurtenant to the above-described premises as set forth in an instrument dated as of November 22, 1971, and recorded with the Town Records of Mendon, Vermont, on December 1, 1971 in Book 22, Page 271.
4. State of facts that would be disclosed by an accurate survey and inspection of the land and premises.
5. Real estate taxes for the year 1977, and subsequent years.

This conveyance is made subject to and is benefitted by the terms and provisions set forth in the Declaration of Condominium and in the above referenced deed.

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TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said **GRANTEE**, Veronica Pollan, and her heirs and assigns to their use and behoof forever;

And, we, Peter Malaszenko and Janice L. Malaszenko, husband and wife, the said **GRANTORS**, for ourselves and our heirs and assigns, do covenant with the said **GRANTEE**, and her heirs and assigns, that until the ensealing of these presents, we are the sole owner of the premises and have good right and title to convey the same in manner aforesaid, that the premises 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 17<sup>th</sup> day of November, 2015.

*Peter Malaszenko*  
by *John A. Facey, III*

Peter Malaszenko by his Attorney in Fact  
John A. Facey, III

*Janice L. Malaszenko*  
by *John A. Facey, III*

Janice L. Malaszenko by her Attorney in Fact  
John A. Facey, III

STATE OF VERMONT  
RUTLAND COUNTY, ss.

At Killington, Vermont, this 17<sup>th</sup> day of November, 2015, personally appeared John A. Facey, III, Attorney in Fact for Peter Malaszenko and Janice L. Malaszenko and he acknowledged this instrument by him, sealed and subscribed, to be his free act and deed and the free act and deed of Peter Malaszenko and Janice L. Malaszenko.

Before me,

*Marion Seifert*  
Notary Public, Comm. Exp. 02/10/19

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KENLAN  
SCHWIEBERT  
FACEY  
& GOSS, P.C.  
P.O. BOX 578  
RUTLAND, VERMONT  
05702-0578