

-ACKNOWLEDGMENT-

Return No. 17-21
Signed SC, Clerk
Date 3/20/21

453

WARRANTY DEED

**PITTSFIELD TOWN CLERK'S OFFICE
RECEIVED FOR RECORD**

DATE MARCH 20, 2021 TIME 11:40
RECORDED IN BOOK 107 PAGE 453-456
ATTEST SC TOWN CLERK

KNOW ALL MEN BY THESE PRESENTS That 253 LOOKOUT LIMITED LIABILITY COMPANY, a New Jersey domestic Limited Liability Company, with its principal place of business located in the Town of Manahawkin, County of Ocean and State of New Jersey. Grantor, in the consideration of One Dollar (\$1.00) and other valuable consideration paid to its full satisfaction by GEORGE ROBERT MINISI and PATRICIA MINISI, husband and wife, of the Town of Manahawkin, County of Ocean and State of New Jersey, Grantees, by these presents, does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, GEORGE ROBERT MINISI and PATRICIA MINISI, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Pittsfield, in the County of Rutland and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to 253 Lookout Limited Liability Company by Warranty Deed of Charles H. Russell, Jr. and Susan Gail Russell, husband and wife, dated November 12, 2013 and recorded on November 14, 2013 in Book 61, Pages 496-498 of the Town of Pittsfield Land Records; and in which deed the said lands and premises are more particularly described in Schedule A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, GEORGE ROBERT MINISI and PATRICIA MINISI, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and the said Grantor, 253 LOOKOUT LIMITED LIABILITY COMPANY, for itself and its successors and assigns, does covenant with the said Grantees, GEORGE ROBERT MINISI and PATRICIA MINISI, husband and wife, as tenants by the entirety, and their heirs and assigns, that until the ensealing of these presents, it is the sole owner of the premises and has good

right and title to convey the same in manner aforesaid, and that it is FREE FROM EVERY ENCUMBRANCE, except as hereinbefore set forth and referred to; and the said Grantor, 253 LOOKOUT LIMITED LIABILITY COMPANY does hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as hereinbefore set forth.

IN WITNESS WHEREOF, it hereunto sets its hand and seal this 15 day of March, 2021.

253 LOOKOUT LIMITED LIABILITY COMPANY

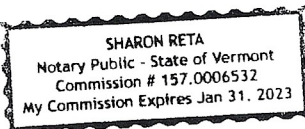
By: Patricia Minisi L.S.
Its Duly Authorized Agent

STATE OF Vermont
Rutland COUNTY, SS

At TS Bank in said County, on the 15 day of March, 2021, personally appeared Patricia Minisi, Duly Authorized Agent for 253 Lookout Limited Liability Company, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of 253 Lookout Limited Liability Company.

Before me, Sharon Reta
Print Name: Sharon Reta
Notary Public
My Commission Expires: Jan 31, 2023

NO TITLE OR PERMIT SEARCH HAS BEEN PERFORMED IN CONNECTION WITH THIS CONVEYANCE.



SCHEDULE A

457

Being all and the same lands and premises conveyed by Quit Claim Deed from Susan Gail Russell to Charles H. Russell, Jr. and Susan Gail Russell dated May 12, 2011 and recorded in the Town of Pittsfield Land Records in Book 59 Page 173 and more particularly described as follows:

Being all and the same lands and premises conveyed by Quit Claim Deed from Charles H. Russell, Jr. and Susan Gail Russell, husband and wife to Susan Gail Russell dated February 1, 2011 and recorded in the Town of Pittsfield Land Records in Book 58 Page 789 and more particularly described as follows:

Being all and the same lands and premises conveyed to Charles H. Russell, Jr. and Susan Gail Russell, then husband and wife, by Warranty Deed of Charles H. Russell, Jr. and Frederick E. Felz dated November 7, 1994 and recorded in the Town of Pittsfield Land Records in Book 40 Page 146.

Being all and the same lands and premises conveyed to Charles J. Russell, Jr. and Frederick E. Felz by Roland S. O'Neil and Elizabeth L. O'Neil, by Warranty Deed dated October 22, 1976 and recorded at Book 25, Page 465 of the Pittsfield Land Records, and therein described as follows:

"Being all and the same lands and premises conveyed to Roland S. O'Neil and Elizabeth L. O'Neil, husband and wife, by John Austin by deed dated April 3, 1970 recorded in Book 23, Page 237 of the Pittsfield Land Records, and therein described as follows:

Being all and the same lands and premises as conveyed by warranty deed of Robert W. Johnstone to John Austin, dated September 30, 1969 and recorded in Pittsfield Town Land Records in Book 23, at Page 178-179 and therein more particularly described as follows:

Being a portion of the lands and premises conveyed to Robert W. Johnstone by deed of Cyrus Johnson Smith dated April 2, 1968 and recorded in the Town of Pittsfield Land Records in Book 22 at Page 362, and presently bounded and described as follows:

Beginning at an iron pipe located in the westerly line of Lookout Road said iron pipe being further located at the southernmost corner of a parcel of land designated as Lot No. 35 on a plan of lots hereinafter set forth, thence South $3\frac{1}{2}^{\circ}$ East for a distance of 111.8 feet along the westerly line of said Lookout Road to an iron pipe;

thence South $22\frac{1}{2}^{\circ}$ East for a distance of 86.7 feet along the southwesterly line of said Lookout Road to an iron pipe located in the northeast corner of a parcel of land designated as Lot No. 37 on a plan of lots hereinafter set forth;

thence North 88° West for a distance of 149.5 feet along the northerly line of said Lot No. 37 to an iron pipe located in the easternmost corner of a parcel of land designated as Lot No. 42 on a plan of lots hereinafter set forth;

thence North 71° West for a distance of 212 feet along the northeasterly line of said Lot No. 42 to an iron pipe located in the northernmost corner of said Lot No. 42;

thence North 10° East for a distance of 300 feet along the southeasterly line of a parcel of land designated as Lot No. 88 on a plan of lots hereinafter set forth to an iron pipe located in the northeast corner of said Lot No. 88 and further located in the southwest corner of said Lot No. 35;

thence South 58° East for a distance of 310.2 feet along the southwesterly line of said Lot No. 35 to said iron pipe marking the point and place of beginning.

Containing approximately 1.79 acres. All bearings in the above description are magnetic as of November 14, 1968.

Meaning and intending hereby to convey a certain lot designated as Lot No. 36 on a proposed but presently unfinished and incomplete plan of lots filed in the Pittsfield Land Records on May 8, 1969 and entitled "Townsend Brook Area, November 14, 1968 revised May, 1969." The description contained in this deed shall be controlling for all purposes.

Said lands and premises are further subject to a power line easement granted by Robert W. Johnstone to Central Vermont Public Service Corporation and New England Telephone and Telegraph Company by instrument dated June 12, 1968 and recorded in the town of Pittsfield Land Records in Book 22 at Page 427.

Further included in this conveyance is a right-of-way to be used in common with others, for highway purposes, over said Lookout Road to gain access to the public highway known as Tozier Hill Road, until such time as said Lookout Road is accepted as a public highway by the Town of Pittsfield."

The subject lands and premises were originally conveyed subject to a Declaration of Protective Covenants and Restrictions dated July 22, 1968 and recorded at Book 22 Page 433. The Declaration recited that the covenants expired 30 years after the date of filing. Grantor represents they are unaware of any extension of the covenants by the various landowners in Townsend Brook Subdivision.