

-ACKNOWLEDGMENT-
RETURNS RECEIVED

Return No. 240260
Signed [Signature], Clerk
Date 7-15-24

39 Williams St.

Prepare By:

Kristin Marsalese, Esq.
PC Law Associates
200 Fleet Street, Suite 6100
Pittsburgh, PA 15220
Vermont Bar ID: 3780

Record and Return To:

CITY OF RUTLAND VT REC'D FOR RECORDING

DATE 7-15-24 TIME 8:30 AM
BOOK 739 PAGE 985-988

[Signature] ASST. CLERK

Green Mtn Lawyers
PO Box 282
Killington, VT 05751

VERMONT SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT **GO AMERICA, LLC**, whose mailing address is c/o Keylink Real Estate, 11956 Bernardo Plaza Drive, #516, San Diego, CA 92128 ("Grantor"), and in consideration of Ninety-Nine Thousand Five Hundred and No/100 Dollars (\$99,500.00) paid in hand to its full satisfaction by **ETK HOLDINGS, LLC**, whose mailing address is PO Box 854, Killington, VT 05751 ("Grantee"), by these presents does freely, **GIVE, GRANT, SELL AND CONVEY** unto the said Grantee, its successors, heirs and assigns, a certain piece of land located at 39 Williams Street, in the Town of Rutland, County of Rutland, and State of Vermont, more particularly described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD all right and title in and to said premises, with the appurtenances thereof, to the said Grantees, and said Grantees' heirs and assigns forever. And furthermore, the said Grantor, does for Grantor and Grantor's successors and assigns forever, hereby covenant with Grantees, Grantees' heirs and assigns, that Grantor is the sole owner of and has full power and authority to bargain and sell the property, and that the property is free of all encumbrances made by Grantor and that Grantor does hereby engage to warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

AND FURTHERMORE, Grantor makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

THIS SPACE INTENTIONALLY LEFT BLANK



PCLAT-109702DSWR01010104

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28 day of June, 2024.

In the presence of:

GRANTOR:

GO AMERICA, LLC

By: Betty Bloom
Name: Betty Bloom

By: Tyrone Reed
Name: Tyrone Reed
Its: Manager

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO, SS.

At SAN DIEGO, CALIFORNIA this 28 Day of JUNE,
2024, personally appeared TYRONE REED [Name], AS the
MANAGER [Title] of GO AMERICA, LLC, and acknowledged this instrument by
him/her, sealed and subscribed, to be his/her free act and deed and the free act and deed of GO
AMERICA, LLC.

Before me, [Signature]

Notary Public



PCLAT-109702DSWR01010204

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN THE CITY OF RUTLAND, COUNTY OF RUTLAND, STATE OF VER.MONT, AS MORE FULLY DESCRIBED IN THE CONFIRMATION ORDER DATED FEBRUARY 25, 2013, AND RECORDED IN BOOK 621, AT PAGE 834, OF THE CITY OF RUTLAND LAND RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO JENNIFER M. BELIVEAU BY VIRTUE OF A WARRANTY DEED FROM CHERYL A. MORGAN AND JOSEPH R MOSSEY DATED MARCH 30, 2007 AND RECORDED APRIL 2, 2007 IN VOLUME 542, PAGE 469 OF THE CITY OF RUTLAND LAND RECORDS. BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO VIRGINIA A. STEVENS (NOW GAVRY) BY QUIT CLAIM DEED OF EDWARD S. STEVENS DATED APRIL 4, 1974 AND RECORDED IN BOOK 172 AT PAGE 459-460 OF THE LAND RECORDS OF THE CITY OF RUTLAND; AND BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO EDWARD S. STEVENS AND VIRGINIA A. STEVENS (NOW GAVRY), HUSBAND AND WIFE, BY WARRANTY DEED OF ALBERT S. MAGER AND GLADYS M. MAGER DATED JANUARY 15, 1968 AND RECORDED IN BOOK 140 AT PAGE 425-427 OF THE LAND RECORDS OF THE CITY OF RUTLAND AND THEREIN DESCRIBED AS FOLLOWS:

BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO THE GRANTORS HEREIN BY WARRANTY DEED OF ETTA A. MURPHY, DATED SEPTEMBER 23, 1963 AND RECORDED IN THE CITY OF RUTLAND LAND RECORDS IN BOOK 125 PAGE 164 AND THEREIN DESCRIBED AS FOLLOWS: BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO HANNAH T. MURPHY (SINCE, DECEASED) AND ETTA A. MURPHY, THE GRANTOR HEREIN; AS JOINT TENANTS, BY DEED OF DWIGHT F. CHALLIS AND ETHEL G. CHALLIS. HUSBAND AND WIFE, DATED THE 2ND DAY OF FEBRUARY AD. 1955, RECORDED IN THE LAND RECORDS OF THE CITY OF RUTLAND IN BOOK 99 AT PAGE 255, AND IN SAID DEED DESCRIBED AS FOLLOWS: BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED BY EDNAH T.K. EARLE TO THE GRANTOR HEREIN BY DEED DATED NOVEMBER 12, 1954, RECORDED IN BOOK 96, PAGE 298 OF THE CITY OF RUTLAND LAND RECORDS AND MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF WILLIAMS STREET ONE HUNDRED 100 FEET WESTERLY FROM THE INTERSECTION OF LINCOLN AVENUE, WHICH POINT IS ALSO THE SOUTHWESTERLY CORNER OF LAND CONVEYED BY EDWIN AND ELIZABETH KENNEDY TO ANNE RYAN ON SEPTEMBER 27TH, 1910, AS RECORDED IN THE CITY OF RUTLAND LAND RECORDS IN BOOK 26, PAGE 110, AND RUNNING THENCE NORTHERLY IN THE WESTERLY LINE OF SAID LANDS CONVEYED TO ANNE RYAN, IN THE WESTERLY LINE OF LANDS CONVEYED BY SAID KENNEDYS TO JOHN J. GOMEZ AND WIFE ON APRIL 14, 1985 AS



PCLAT-109702DSWR01010304

RECORDED IN BOOK 33, PAGE 447, ONE HUNDRED TWENTY-FIVE (125) FEET TO THE SOUTHERLY LINE OF LANDS CONVEYED BY EDNAH T.K. EARLE TO WILLIAM HOREAU AND WIFE ON JANUARY 26, 1966, AS RECORDED IN BOOK 74, PAGE 94, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LANDS CONVEYED TO SAID HOREAU AND WIFE TWENTY (20) FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LANDS CONVEYED TO SAID HOREAU AND KENNEDYS TO MICHAEL MCDONOUGH AND WIFE NOVEMBER 1ST, 1911 AS RECORDED IN BOOK 26, PAGE 322, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LANDS CONVEYED TO SAID MCDONOUGH THIRTY-EIGHT (38) FEET MORE OR LESS TO THE NORTHEASTERLY.

Being Further all the same land and premises conveyed to GO AMERICA, LLC, by the Warranty Deed dated January 4, 2022 and recorded February 23, 2022 in Book 717, Page 758 in the Office of the City Clerk for the City of Rutland, VT.

Property Address: 39 Williams Street, Rutland, VT 05701



PCLAT-109702DSWR01010404