Doc ID: 000653970003 Type: LAN
BK365 PG330-332

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, **Todd Michael Kowalczyk** of Killington, in Rutland County and State of Vermont, Grantor, in consideration of the sum of One Dollar and Other Good and Valuable Consideration paid to my full satisfaction by **Pinetree, Inc.**, a corporation organized and existing under the Laws of the State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, **Pinetree, Inc.**, and its successors and assigns forever, certain lands and premises in Killington, County of Rutland, and State of Vermont, described as follows:

Being all and the same lands and premises conveyed to Todd Michael Kowalczyk and Stephanie Carroll Kowalczyk, husband and wife, by Gregory Paul Holbrow by Warranty Deed dated December 16, 1998 and recorded in the Killington Land Records in Book 176 at Page 206, and being more particularly described therein as follows:

Being all and the same lands and premises conveyed to Frederick W. Holbrow (deceased) and Gregory P. Holbrow by Warranty Deed of Frederick W. Holbrow dated April 3, 1992 recorded in Book 128 at Page 533 of the Town of Sherburne and all the more particularly described as follows:

"Being all and the same lands and premises conveyed to Frederick W. Holbrow and Lucy M. Holbrow by Steven J. Sogard and Bruce R. Sogard by Warranty Deed dated September 18, 1987, recorded in Book 100, Page 155 of the Sherburne Land Records and more particularly described as follows:
Being the premises conveyed to the Grantor herein by Warranty Deed of Steven J. Sogard and Bruce R. Sogard, dated September 18, 1987, and recorded in Book 100, Page 155 of the Sherburne Land Records and more particularly described as follows:

Beginning at an iron pipe at a point on the circumference of a turning circle having a radius of fifty (50) feet and located at the Easterly end

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ATTORNEY AT LAW
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KILLINGTON, VERMONT 05751

of a roadway known as Southview Path, which iron pipe marks the most Northwesterly corner of Lot #8 as shown on a survey map entitled "Subdivision of Lands of Thomas Zabski, Sherburne, Vermont, July 1965," prepared by Young & Hemenway, Engineers, Rutland, Vermont; * and from said Point of beginning proceeding thence

SOUTH 82° - 45′ East along the Northerly line of Lot #8 a distance of 311.0 feet to an iron pipe set in a stone wall; thence

NORTH 36° - 50′ East along a stone wall marking the Easterly boundary of lands of Zabski a distance of 223.0 feet to an iron pipe set in said stone wall at the intersection of another stone wall; thence

NORTH 74° - 40′ West along a stone wall a distance of 158.4 feet to an iron pipe set in said stone wall; thence

SOUTH 48° - 35′ West along the Easterly line of Lot # 10 a distance of 234.5 feet to an iron pipe; thence

NORTH 82° - 45′ West along the Southerly line of Lot # 10 a distance of 140.0 feet to an iron pipe set on the circumference of the before mentioned turning circles; thence

Running Easterly along the circumference or arc of said turning circle a distance of 52.36 feet to the point and place of beginning.

The above described parcel constitutes LOT # 9 of the Thomas Zabski subdivision in Sherburne, Vermont, and is bounded Notherly by a stone wall, Easterly by a stone wall, Southerly by Lot # 8, and Westerly by the turning circle and Lot # 10.

*Recorded in the Sherburne Land Records Drawer of Maps."

Reference is hereby had to a Quit Claim Deed of Stephanie Carroll Kowalczyk to Todd Michael Kowalczyk dated March 6, 2020 and recorded in Book 362, Page 868 in the Town of Killington Land Records.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **Pinetree, Inc.,** and its successors and assigns, to its own use and behoof forever; and I, **Todd Michael**

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Kowalczyk, the said Grantor, for myself and my heirs and assigns, do covenant with the said Grantee and its successors and assigns, that until the ensealing of these presents, I am the sole owner 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 I hereby engage to **Warrant and Defend** the same against all lawful claims whatsoever, except as aforesaid.

IN WITNESS WHEREOF, Todd Michael Kowalczyk has hereunto caused his hand and seal to be affixed this 29th day of October, 2020.

Todd Michael Kowalczyk
by MLS as Attorney in Fact

TODD MICHAEL KOWALCZYK
By: Marylou Scofield
His Attorney in Fact

STATE OF Vermont]

COUNTY OF Rutland]

The foregoing instrument was acknowledged before me at this Killington (town/city) this 29th day of October, 2020, by **Marylou Scofield** as her free act and deed and as the free act and deed of **Todd Michael Kowalczyk**.

Before me,

Alex M. Lee
Notary Public

My Commission Expires 1/31/21

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KILLINGTON, VERMONT 057

Vermont Property Transfer
32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
Return No. 2020-0161
Signed P. D. Clerk Asst
Date 10/29/2020

Received for Record at Killington, VT
On 10/30/2020 At 9:00:00 am
ATTEST Town Clerk

Alex M. Lee
Notary Public, State of Vermont
My Commission Number:0005623
My Commission Expires Jan 31, 2021