

99 662

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, Patricia J. McGovern, of Chittenden, in the County of Rutland and State of Vermont, GRANTOR, in the consideration of One Dollar and Other Good and Valuable Consideration paid to my full satisfaction by Susannah K. Baumer, of Rutland, in the County of Rutland and State of Vermont, GRANTEE, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said GRANTEE, Susannah K. Baumer 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 Patricia J. McGovern by Warranty Deed of Alexander M. Berry dated March 20, 2008 and recorded in Book 88 at Page 581 of the Mendon Land Records and more particularly described as follows:

Being all and the same lands and premises conveyed to Alexander M. Berry by Warranty Deed of Gino Mecarini and Sandra A. Mecarini dated August 1, 2002 and recorded in Book 71 at Page 131 of the Mendon Land Records and more particularly described as follows:

Being all and the same lands and premises conveyed to Gino Mecarini and Sandra A. Mecarini, husband and wife, by Warranty Deed of Robert A. Sigel and Susan J. Sigel, husband and wife, and Jonathan J. Sloane and Deborah S. Sloane, husband and wife, dated December 7, 1990, and recorded in Book 42 at Page 388 of the Mendon Land Records, and more particularly described as follows:

"Being all and the same lands and premises conveyed to Robert A. Sigel and Susan J. Sigel, husband and wife, and Jonathan J. Sloane and Deborah S. Sloane, husband and wife, by Warranty Deed of Jules L. Lusignan and Patricia A. Lusignan, husband and wife, dated May 11, 1988, which is recorded in Book 38 at Page 3 of the Land Records of the Town of Mendon, and therein more particularly described as follows:

Being all and the same lands and premises conveyed to Jules L. Lusignan and Patricia A. Lusignan, husband and wife, by Warranty Deed of Dito-Jo Associates dated October 19, 1984, and recorded in Book 29 at Page 496-498 of the Mendon Land Records and being more particularly described therein as follows:

Being all and the same lands and premises conveyed to Dito-Jo Associates by Warranty Deed of Fredrick McAlary and Patricia McAlary, husband and wife, James Knobel and Katherine Knobel, husband and wife, and Kevin Burke and Patricia Burke, husband and wife, dated December 31, 1977, and recorded in Book 24 at Page 523 of the Mendon Land Records and being more particularly described therein as follows:

Being a portion of the lands and premises conveyed to Killington Gateway 1, Inc. by Deed of the trustees of Guardian Mortgage Investors dated May 11, 1976, and recorded in Book 24 at Pages 19-20 of the Mendon Land Records and being more particularly described as follows:

Being Unit #23, Building #1 in Killington Gateway Condominiums, hereinafter called condominium, according to a Declaration of Condominiums dated April 19, 1972, and recorded on May 3, 1972, in the Mendon Town Land Records in Book 22 at Page 359, and an Amendment thereto dated February 18, 1974, and recorded in Book 23 at Page 339; together with a 3.58 percentage interest in the common elements as declared.

TOWN OF MENDON, VTReceived for Record 07-25 2016at 11:50 o'clock A. M. and recorded inMendon Land Records. Vol 99 Page 662-663Attest Marie E. Conway
Town Clerk

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

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Together with a right-of-way for ingress and egress to Route #4 over the highway abutting the within conveyed premises until such time that said highway is accepted by the Town of Mendon as a public road.

Reference is made also to a floor plan and lot plan accurately depicting the location, dimensions and apartment numbers, recorded in Map Book 1 at Page 2 of the Mendon Town Land Records.

Reference is further had to a certain ratification, confirmation, and consent to Declaration of Condominium dated August 22, 1975, and recorded in Book 23 at Page 472 of the Mendon Land Records.

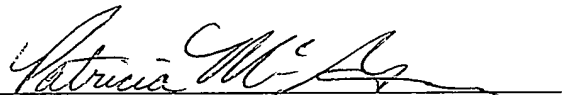
This conveyance is subject to the following:

1. All of the terms, provisions, conditions, rights, privileges, obligations, easements and liens published in the aforesaid Declaration of Condominium and Amendments thereto, the by-laws, rules and regulations, therein referred to and to the utility rights and easements of records.
2. The Grantees herein, and their heirs, executors and assigns, by the acceptance hereof, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, provisions and conditions set forth in the Declaration of Condominium, by-laws and rules and regulations and such supplementary declaration, covenants, restrictions as may be adopted, including but not limited to the obligation to make payment of assessments for the maintenance and operation of the Condominium which may be levied against such Unit."

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said GRANTEE, Susannah K. Baumer, and her heirs and assigns to their use and behoof forever;

And, I, Patricia J. McGovern, the said GRANTOR, for myself and my heirs and assigns, do covenant with the said GRANTEE, and her heirs 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 the premises 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 set forth in the aforesaid deed.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 22 day of July, 2016.


Patricia J. McGovern

STATE OF VERMONT
RUTLAND COUNTY, ss.

At Rutland, Vermont, this 22 day of July, 2016 personally appeared Patricia J. McGovern and she acknowledged this instrument by her, sealed and subscribed, to be her free act and deed.

Before me, 
Notary Public, Comm. Exp. 02/10/19

G:\Users\Jack\McGovern Patricia\sale Gateway\Sale to Baumer (fka Saxman)\Deed draft 07 21 16.doc

FACEY GOSS
& McPHEE P.C.
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