



Doc ID: 000712270003 Type: LAN

BK 377 PG 998-1000

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, *James Koutros*, of Stony Point, County of Rockland, State of New York, **Grantor**, in consideration of the sum of One Dollar and other good and valuable consideration paid to my full satisfaction by *Northern Exposure Enterprises LLC*, a Vermont LLC, doing business in Killington, County of Rutland and State of Vermont, **Grantee**, by these presents, does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said **Grantee**, *Northern Exposure Enterprises LLC* and its successors and assigns forever, certain lands and premises located at 214 Alran Road in the Town of Killington, County of Rutland and State of Vermont, described as follows:

Being all and the same lands and premises conveyed to James Koutros by Warranty Deed of Craig D. Stein and Lavinia J. Moxey dated October 11, 2021, and recorded in Book 371 at Page 339 of the Town of Killington Land Records, and being more particularly described as follows:

Being the same land and premises conveyed to Craig D. Stein and Lavinia J. Moxey by Warranty Deed of William Simmons and Susan Simmons dated August 26, 1993, and recorded at Book 135, at Page 339 of the Killington Land Records and more particularly described as follows:

Being all and the same land and premises conveyed to William Simmons and Susan Simmons, husband and wife, by Warranty Deed of Ronald C. Agel, dated October 26, 1984, in the Town of Sherburne (presently Killington) Land Records in Book 71 at Page 396, and being more particularly described therein as follows, viz:

Being all and the same lands and premises conveyed to Ronald C. Agel by Warranty Deed of Amy Headley dated October 10, 1981, and recorded in Book 50 at Page 516 of the Land Records of the Town of Sherburne and therein more particularly described as follows:

Being all and the same lands and premises conveyed to Amy Headley by Warranty Deed of Alwyn L. Blanchard and Edna E. Blanchard dated February 1, 1980, and recorded in the Land Records of the Town of Sherburne in Book 46 at Page 174, and wherein said lands and premises are described as follows:

Being the premises commonly known and designated as Lot No. 11 Al-Ran Road (Lakewood Development) in the Town of Sherburne, and being a portion of the premises conveyed to Alwyn L. Blanchard and Edna E. Blanchard, husband and wife, by deed of Walker K. Barrows, et al dated May 15, 1945 recorded in the Town of Sherburne Land Records in Book 17 at Page 600; being Lot No. 11 on a Survey Map prepared by R. S. Lamberton, Registered Land Surveyor, dated April 29, 1969 on File in the Town of Sherburne Land Records, and from said Survey described as follows:

Beginning at an iron pipe in the ground marking the northwest corner of Lot No. 10 in the east line of Al-Ran Road, THENCE N 56° E along the north line of said Lot No. 10 a distance of two hundred fifty one and seven tenths (251.7) feet to an iron pipe marking the northeast corner of said Lot No 10; THENCE N 56° W a distance of three hundred twenty eight and five tenths (328.5) feet to an iron pipe marking the northerly tip of the herein conveyed Lot No. 11; THENCE S 10° E along the east line of Lot No. 12 a distance of two hundred ninety and four tenths (290.4) feet to an iron pipe marking the northeast end of Al-Ran Road and the southeast corner of Lot No. 12; THENCE running southerly along the east line of said Al-Ran Road a distance of seventy two and three tenths (72.3) feet to an iron pipe marking the point and place of beginning. All bearings refer to magnetic north; this parcel contains 40,100 square feet, more or less.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said **Grantee**, *Northern Exposure Enterprises LLC* and its successors and assigns, to their own use and behoof forever; and the said **Grantor**, *James Koutros* and for his heirs and assigns, do covenant with the said **Grantee**, *Northern Exposure Enterprises LLC* and its successors and assigns, that until the ensealing of these presents, the said **Grantor**, *James Koutros*, is the sole owner of the premises and has good right and title to convey the same in the manner aforesaid, that they are free from every encumbrance, except as aforesaid; and he hereby engages to **WARRANT** and **DEFEND** the same against all lawful claims whatsoever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31st day of May 2023.

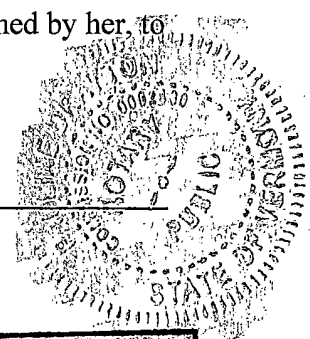
*James Koutros by
Linda K. Fox, Attorney in Fact*
James Koutros By Linda K. Fox His
Attorney in Fact

STATE OF VERMONT
COUNTY OF RUTLAND, SS.

At Killington on this 31st day of May 2023, personally appeared Linda K. Fox, Attorney in Fact for *James Koutros* and she acknowledged this instrument, signed by her, to be her free act and deed and the free act and deed of *James Koutros*.

Before me, *P. Drayton*
Notary Public
Commission Expires:

[STAMP]



PAULINE DRAYTON
Notary Public, State of Vermont
Commission No. 0002430
My Commission Expires: 1/31/25



First American Title™

Schedule A

Exhibit A

File No.: Northern Exposure Enterprises - Therrien

The Land referred to herein below is situated in the County of Rutland, State of Vermont, and is described as follows:

Being all and the same lands and premises conveyed to James Koutros by Warranty Deed of Craig D. Stein and Lavinia J. Moxey dated October 11, 2021 and recorded in Book 371 at Page 339 of the Town of Killington Land Records, and being more particularly described as follows:

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32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-

Return No. 2023-0037

Signed Monika Legayuk, Clerk Ass't

Date 6-2-2023

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This form has not been approved as an ALTA standard Form.

Form 50135100 (7-21-22)

Received for Record at Killington, VT
On 06/02/2023 At 9:00:00 am

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ATTEST

Sharon A. Adams
Town Clerk