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BK **335** PG **244-246**

VERMONT WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS THAT

RICHARD MARCUS ADAMI and LESLIE ADAMI

of Killington, Vermont, Grantors, in the consideration of One Dollar and other good and valuable consideration paid to our full satisfaction by

ALEXANDER JUKOFSKI and MARINA JUKOFSKI

of New Windsor, New York, Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY, and CONFIRM unto the said Grantees,

ALEXANDER JUKOFSKI and MARINA JUKOFSKI

husband and wife, tenants by the entirety,

and their heirs and assigns forever, a certain piece of land in the Town of Killington, County of Rutland, State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Richard Marcus Adami and Leslie Adami, husband and wife, by Warranty Deed of Joseph Fernandez dated February 22, 1995 recorded February 23, 1995 in Book 145 Page 484 of the Killington Land Records and all the more particularly described as per Schedule A.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees,

ALEXANDER JUKOFSKI and MARINA JUKOFSKI

husband and wife, tenants by the entirety,

and their heirs and assigns to their own use and behoof forever; and We, the said Grantors,

RICHARD MARCUS ADAMI and LESLIE ADAMI

for ourselves and our heirs, executors and administrators, do covenant with the said Grantees,

ALEXANDER JUKOFSKI and MARINA JUKOFSKI

and their heirs and assigns, that until the ensealing of these presents, WE ARE the sole owners of the premises, and have good right and title to convey the same in the manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; except as aforesaid.

And We hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as aforesaid.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 25th day of July, 2013.

IN PRESENCE OF
Richard Marcus Adami
by Susan Crawford
his attorney in fact
RICHARD MARCUS ADAMI

By Susan J. Crawford
His Attorney in Fact

Leslie Adami
by Susan Crawford
her attorney in fact
LESLIE ADAMI

By Susan J. Crawford
Her Attorney in Fact

STATE OF VERMONT
COUNTY OF Rutland, SS.

At Rutland on this 25 day of July, 2013 personally appeared Susan J. Crawford, Attorney in Fact for **RICHARD MARCUS ADAMI and LESLIE ADAMI** and she acknowledged this instrument by her sealed and subscribed to be her free act and deed and the free act and deed of **RICHARD MARCUS ADAMI and LESLIE ADAMI**

My commission expires: 2-10-15

Before me 

Notary Public

SCHEDULE A

Being all and the same lands and premises conveyed to Joseph Fernandez Trust, March 6, 1987, Sun Bank Naples, N.A., by Warranty Deed of Joseph Fernandez dated August 29, 1989, and recorded in the Land Records of the Town of Sherburne in Book 116 at Page 200, and therein more particularly described as follows:

"Being all and the same lands and premises conveyed to Joseph Fernandez and Nancy Fernandez by deed of Harold D. Merrill and Betty C. Merrill dated August 24, 1962, and recorded in the Town of Sherburne Land Records in Book 22 at Page 68 and therein described as follows:

Being the same lands and premises conveyed to Harold D. Merrill, et. ux. by Warranty Deed of Irving H. Neil dated the 8th of August, 1960, and recorded in the Sherburne Land Records in Book 21 at Page 257 to which reference and the references contained therein may be had for a more particular description and therein bound and described as follows:

The land and premises hereinafter described and conveyed are a portion of the premises conveyed to Irving H. Neil by deed from Edward J. Allard and Gertrude L. Allard dated October 15, 1924, and recorded in the Land Records of the Town of Sherburne in Book 16 Page 163, to which deed and the records thereof, reference is hereby had.

Beginning at a stake and stones on the west line of the Killington Basin Access Road at the south east corner of lands of Marino Fernandez land on the west side of said road, thence south 35 degrees and 30 minutes west along the south line of said Fernandez's land two hundred (200) feet to a stake and stones set for a corner, thence south 19 degrees east parallel with the west line of said Killington Basin Access Road two hundred and forty six (246) feet to a stake and stones set for a corner, thence north 35 degrees and 30 minutes east parallel with the first described line two hundred (200) feet to the west line of said Killington Basin Access Road, thence north 19 degrees west along the west line of said road two hundred and forty six (246) feet to the place of beginning."

Reference is hereby made to the following instruments to be recorded simultaneously herewith in the Sherburne Land Records:

1. Agreement establishing the Joseph Fernandez Trust dated March 6, 1987, by and between Joseph Fernandez, Grantor, and Sun Bank/Naples, N.A., Trustee.
2. Addendum dated 6 July, 1989, to Joseph Fernandez Trust.
3. Second Amendment to the Joseph Fernandez Trust dated August 29, 1989.
4. Resignation of Trustee and Acceptance of Appointment of Successor Trustee dated September 24, 1990.
5. Confirmatory Resignation of Trustee dated February 9, 1995.
6. Confirmatory Acceptance of Resignation of Trustee and Appointment of Successor Trustee dated February 14, 1995.
7. Amendment and Restatement of the Joseph Fernandez Trust Agreement dated April 8, 1991.
8. Letter of Removal of Trustee from Joseph Fernandez to Northern Trust Bank of Florida, N.A. dated March 27, 1994.
9. Letter of Resignation of Co-Trustee from Northern Trust Bank of Florida, N.A. dated May 5, 1994.
10. Confirmatory Notice of Revocation of Trust from Joseph Fernandez dated February 14, 1995.

Reference is hereby made to Quitclaim Deed from Joseph Fernandez, Trustee of the Joseph Fernandez Trust under Agreement dated April 8, 1991, to Joseph Fernandez dated February 14, 1995, and to be recorded simultaneously herewith in the Sherburne Land Records.

Reference is further made to Warranty Deed from Joseph Fernandez and Nancy Fernandez, husband and wife, to Leonard F. Wing, Jr., dated March 27, 1968, and recorded in Book 24 at Page 266 of the Sherburne Land Records, and to Quitclaim Deed from Leonard F. Wing, Jr. to Joseph Fernandez dated April 3, 1968, and recorded in Book 24 at Page 28 of the Sherburne Land Records.

Meaning and intending also to convey any and all of Grantor's right, title, and interest whatsoever in and to the herein described lands and premises from whatever source or derivation including any remaining interest of the Grantor which may derive from the failure or partial failure of the deed recorded in Book 116 at Page 200 of the Sherburne Land Records to vest title in the Joseph Fernandez Trust or in Sun Bank/Naples, N.A. as its Trustee.

Received for Record at Killington, VT
On 07/29/2013 At 9:00:00 am

ATTEST: Thomas J. Wood
Town Clerk

Vermont Property Transfer
32 V.S.A. Chap. 231

-ACKNOWLEDGEMENT-

Return No. 2013-0074 ASST.

Signed Barbara M. Murry Clerk

Date 7/29/13