

235-338

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that

GUY C. BLOSSER and MARION E. BLOSSER of the City of Harrisburg, Commonwealth of Pennsylvania and ERWIN E. WEST, JR. of the City of Rutland, State of Vermont, Grantors, in the consideration of One Dollar (\$1.00) and other valuable consideration paid to our full satisfaction by

ANDRE POKROVSKY of the City of Boston, Commonwealth of Massachusetts, Grantee, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee

ANDRE POKROVSKY of the City of Boston, Commonwealth of Massachusetts, his heirs and assigns forever, a certain piece of land in the Town of Killington, (formerly Sherburne) County of Rutland, and State of Vermont, described as follows, viz:


Being all and the same lands and premises conveyed to Guy C. Blosser and Erwin E. West, Jr. by Warranty Deed of Oren W. Bates and Helen S. Bates dated October 11, 1968 and recorded October 11, 1968 in Book 24, Page 248 of the Town of Sherburne Land Records and being further described in Schedule A attached hereto.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, ANDRE POKROVSKY, his heirs and assigns, to his own use and behoof forever; And we, the said Grantors, GUY C. BLOSSER and MARION E. BLOSSER, and ERWIN E. WEST, JR., for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, ANDRE POKROVSKY, his heirs and assigns, that until the ensembling 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 it is FREE FROM EVERY ENCUMBRANCE; and we do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever.

30th IN WITNESS WHEREOF I have hereunto set my hand and seal this day of April, 2003.

IN PRESENCE OF:




 GUY C. BLOSSER
 By: GEORGE BLOSSER, POA

G. West

Marion E. Blosser POA George Blosser
 MARION E. BLOSSER
 By: GEORGE BLOSSER, POA

G. West

Erwin E. West, Jr.
 ERWIN E. WEST, JR.

STATE OF VERMONT
 RUTLAND COUNTY, SS.

At *Rutland*, Vermont this 30 day of April, 2003, George Blosser, acting under Power of Attorney for Guy C. Blosser and Marion E. Blosser personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Guy. C. Blosser and Marian E. Blosser.

Before me, *G. West*
 Notary Public

STATE OF VERMONT
 RUTLAND COUNTY, SS.

At *Rutland*, Vermont this 30 day of April, 2003, Erwin E. West, Jr., personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me, *G. West*
 Notary Public

SCHEDULE A

Being all and the same lands and premises conveyed to Guy C. Blosser and Erwin E. West, Jr. by Warranty Deed of Oren W. Bates and Helen S. Bates dated October 11, 1968 and recorded October 11, 1968 in Book 24, Page 248 of the Town of Killington (formerly Sherburne) Land Records and being more particularly described as follows:

Beginning at a 5/8" iron pin (set - replacing an existing bent iron pipe) in the easterly line of Rebecca Lane (a fifty [50] foot wide common Right of Way) which iron pin marks the southwesterly corner of the property belonging to Gayle D. Sonley, (said point of beginning being approximately five hundred fifty [550] feet southeasterly of the intersection of the said Rebecca Lane and the Telefon Trail [Town Highway No. 49] in the Town of Killington, County of Rutland, State of Vermont);

Thence from the iron pin at the point of beginning South 53° 46' 50" East a distance of forty-nine and sixty-three onehundredths (49.63) feet along the southwesterly line of the property belonging to Gayle D. Sonley to a 3/4" iron pipe (existing) set at the most southerly corner of the said Sonley property;

Thence South 53° 44' 30" East a distance of seven hundred seventy-six and ninety-nine onehundredths (776.99) feet along the southwesterly line of the property belonging to Andrew J. Dooley, III & Mary Claire-Dooley and the southwesterly line of the property belonging to Francis K. & Mary E. Nolan and the southwesterly line of the property belonging to Susan Dreyer and the southwesterly line of the property belonging to Peter F. & Ellen S. Smith and Edmond H. & Shermayne I. Albert to a 3/4" iron pipe (existing) set at the most southerly corner of the property belonging to the said Smith and Albert;

Thence South 53° 27' 35" East a distance of one hundred eighteen and seventy-five onehundredths (118.75) feet along a portion of the southwesterly line of the property belonging to Joseph & Barbara Pessel to a 5/8" iron pin (set) in an existing mound of stones in the southwesterly line of the property belonging to the said Pessel which iron pin marks the most northerly corner of the property belonging to Melvin B. Neisner, Jr. & Margaret L. Neisner;

Thence South 37° 09' 10" West a distance of four hundred ninety-six and nineteen onehundredths (496.19) feet along the northwesterly line of the property belonging to Melvin B. Neisner, Jr. & Margaret L. Neisner to a 5/8" iron pin (set) in the northwesterly line of the property belonging to the said Neisner;

Thence continuing South 37° 09' 10" West a distance of twenty-seven and ninety-four onehundredths (27.94) feet along the northwesterly line of the property belonging to Melvin B. Neisner, Jr. & Margaret L. Neisner to a point in the northwesterly line of the property belonging to the said Neisner which point marks the northeasterly or most easterly corner of

the property, belonging to Kenneth D. & Lucrecia Wonsor;

Thence, in a general northerly direction, generally following an old woods road and with the easterly line of the property belonging to Kenneth D. & Lucrecia Wonsor the following five (5) courses; (1) North 26° 45' 40" West a distance of one hundred ninety-six and sixty-one onehundredths (196.61) feet to a point; (2) North 32° 12' 10" West a distance of three hundred ninety-nine and eighty-two onehundredths (399.82) feet to a point; (3) North 26° 14' 05" West a distance of thirty-eight and twenty-nine onehundredths (38.29) feet to a point; (4) North 14° 44' 15" West a distance of one hundred ninety-four and nineteen onehundredths (194.19) feet to a point; (5) North 28° 22' 15" West a distance of one hundred eight and thirty-eight onehundredths (108.38) feet to a point;

Thence North 10° 06' 15" West a distance of seventy-nine and seventy-six onehundredths (79.76) feet along the easterly line of the property belonging to Kenneth D. & Lucrecia Wonsor and the easterly line of Rebecca Lane so-called (a fifty [50] foot wide common Right of Way) to a 1" iron pipe (existing) set in the easterly line of the said Right of Way;

Thence continuing North 10° 06' 15" West a distance of sixty-eight and forty-seven onehundredths (68.47) feet along the easterly line of Rebecca Lane (a fifty [50] foot wide common Right of Way) to the iron pin at the point or place of beginning.

There is excepted from the above-described parcel a Right of Way twenty-five (25) feet in width which runs from the easterly line of Rebecca Lane (a fifty [50] foot wide common Right of Way) in a general southerly direction through the above described parcel (adjacent to the westerly line of the above-described parcel) to the northwesterly line of the property belonging to Melvin B. Neisner, Jr. & Margaret L. Neisner, said Right of Way being more particularly described as follows:

Beginning at a 1" iron pipe (existing) set in the easterly line of Rebecca Lane (a fifty [50] foot wide common Right of Way) with said iron pipe being on a bearing of South 10° 06' 15" East at a distance of sixty-eight and forty-seven onehundredths (68.47) feet from a 5/8" iron pin (set) in the easterly line of the said Rebecca Lane at the northwesterly or most northerly corner of the above-described parcel;

Thence from the 1" iron pipe at the point of beginning and in a general southerly direction through the abovedescribed parcel the following five (5) courses; (1) South 28° 22' 15" East a distance of one hundred eighty-seven and fifteen onehundredths (187.15) feet to a 1" iron pipe (existing); (2) South 14° 44' 15" East a distance of one hundred ninety-four and sixty onehundredths (194.60) feet to a 3/4" iron pipe (existing); (3) South 26° 14' 05" East a distance of thirty-four and thirty-three onehundredths (34.33) feet to a 3/4" iron pipe (existing); (4) South 32° 12' 10" East a distance of three hundred ninety-nine and eighty-seven onehundredths (399.87) feet to a 3/4" iron pipe (existing); (5) South 26° 45' 40" East a distance of one

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hundred eighty-five and thirty-three onehundredths (185.33) feet to a 5/8" iron pin (set) in the northwesterly line of the property belonging to Melvin B. Neisner, Jr. & Margaret L. Neisner;

Thence South 37° 09' 10" West a distance of twenty-seven and ninety-four onehundredths (27.94) feet along the northwesterly line of the property belonging to Melvin B. Neisner, Jr. & Margaret L. Neisner to a point in the northwesterly line of the property belonging to the said Neisner which point marks the northeasterly or most easterly corner of the property belonging to Kenneth D. & Lucrecia Wonsor;

Thence, in a general northerly direction, generally following and old woods road and with the easterly line of the property belonging to Kenneth D. & Lucrecia Wonsor the following five (5) courses; (1) North 26° 45' 40" West a distance of one hundred ninety-six and sixty-one onehundredths (196.61) feet to a point; (2) North 32° 12' 10" West a distance of three hundred ninety-nine and eighty-two onehundredths (399.82) feet to a point; (3) North 26° 14' 05" West a distance of thirty-eight and twenty-nine onehundredths (38.29) feet to a point; (4) North 14° 44' 15" West a distance of one hundred ninety-four and nineteen onehundredths (194.19) feet to a point; (5) North 28° 22' 15" West a distance of one hundred eight and thirty-eight onehundredths (108.38) feet to a point;

Thence North 10° 06' 15" West a distance of seventy-nine and seventy-six onehundredths (79.76) feet along the easterly line of the property belonging to Kenneth D. & Lucrecia Wonsor and the easterly line of Rebecca Lane (a fifty [50] foot wide common Right of Way) to the iron pipe at the point or place of beginning.

There is included with the above-described parcel a Right of Way (no width specified) over the "Old Road socalled" which leads from the easterly line of Rebecca Lane (a fifty [50] foot wide common Right of Way) in a southerly direction generally following the easterly line of the property belonging to Kenneth D. & Lucrecia Wonsor to the northwesterly line of the property belonging to Melvin B. Neisner, Jr. & Margaret L. Neisner.

All bearings in the above description are based on Magnetic North (January 2003) and the above-described parcel Erwin E. West, Guy C. Blosser & Marion E. Blosser Property - Rebecca Lane - Killington, Vermont contains six and forty-two onehundredths (6.42) acres to be the same more or less,

Further reference is made to a Survey Plat entitled - BOUNDARY SURVEY - ERWIN E. WEST, GUY C. BLOSSER AND MARION E. BLOSSER PROPERTY - REBECCA LANE - A FIFTY FT. WIDE COMMON RIGHT OF WAY - TOWN OF KILLINGTON - COUNTY OF RUTLAND- STATE OF VERMONT - DATED JANUARY 16, 2003

Reference is made to a Warranty Deed from Guy C. Blosser to Guy C. Blosser and Marion E. Blosser, husband and wife, as tenants by the entirety dated June 15, 1994 and recorded in Book 141 at Page 287 of the Town of Killington Land Records.

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

- ACKNOWLEDGMENT -

Return No. 031 03
Signed Lucrecia Wonsor Clerk
Date 5-6-03

Received for record May 6 A.D., 2003 at 3:40 p.m.
Attest: Lucrecia Wonsor Killington Town Clerk