



Doc ID: 000627750004 Type: LAN

BK **358** PG **813-816**

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, NANCY C. DURGIN of Portsmouth, in Rockingham County and State of New Hampshire, Grantor, in consideration of the sum of One Dollar and Other Good and Valuable Consideration paid to my full satisfaction by LISA M. CUEVA of Bridgewater Corners, in Windsor County and State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, LISA M. CUEVA, and her heirs and assigns forever, certain premises in Killington, in the County of Rutland, and State of Vermont, described as follows:

Being all and the same lands and premises conveyed to Nancy C. Durgin and Edward Durgin (now deceased) by Quit Claim Deed of William M. Cleveland dated December 14, 1994 and recorded in Book 145, Page 91 in the Town of Killington Land Records and which is more particularly 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, LISA M. CUEVA, and her heirs and assigns, to their own use and behoof forever; and I, NANCY C. DURGIN, 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 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.

MARYLOU SCOFIELD

ATTORNEY AT LAW

335 KILLINGTON ROAD

P.O. BOX 102

KILLINGTON, VERMONT 05751

IN WITNESS WHEREOF, NANCY C. DURGIN has hereunto

caused her hand and seal to be affixed this 24th day of May, 2019.

Nancy C. Durgin
by Mary Lou Scofield in Fact

NANCY C. DURGIN
By: MARYLOU SCOFIELD
Her Attorney in Fact

STATE OF *Vermont*]
COUNTY OF *Rutland*]

The foregoing instrument was acknowledged before me at
Killington (town/city) on this 24th day of May, 2019, by MARYLOU
SCOFIELD as her free act and deed and the free act and deed of NANCY C.
DURGIN.

Before me,

My Commission Expires
11/31/21

Samantha Longo
Notary Public

LIC NO. 157-0010863

SAMANTHA LONGO
NOTARY PUBLIC
STATE OF VERMONT

SCHEDULE A

Being all and the same lands and premises conveyed to William M. Cleveland, Lucille M. Cleveland, Edward F. Durgin and Nancy C. Durgin by deed of the Sherburne Corporation, dated November 20, 1973, and recorded in Book 31 at Page 315 of the town of Killington [formerly known as Sherburne] Land records. Reference is hereby had to that deed for a further and more particular description.

Reference is further made to a certain Clarification Supplementary Declaration by Sherburne Corporation, dated December 23, 1977, and recorded in Book 38 at Page 420 of the Town of Sherburne Land Records.

Being a portion of the lands and premises conveyed to Sherburne Corporation by deed of the State of Vermont dated February 13, 1968 and recorded in the Town of Sherburne Land Records in Book 24 at Page 16 and described as follows:

UNIT A-2-46, in Whiffletree, a three bedroom, two bath Condominium, Unit A-2-46, according to a Declaration of Condominium dated July 9, 1973 and recorded in the Town of Sherburne Land Records in Book 30 at Page 290; as amended by instrument dated July 13, 1973 and recorded in the Town of Sherburne Land Records in Book 30 at Page 319 and by instrument dated July 17, 1973 and recorded in the Town of Sherburne Land Records in Book 30 at Page 349 and by instrument dated November 15, 1973 and recorded in the Town of Sherburne Land Records in Book 31 at Page 286; together with the undivided interests in common areas and facilities, (sometimes referred to as common elements), declared in such Declaration of Condominium and a Supplementary Declaration of Condominium dated July 17th, 1973. And recorded in Book 30 at Page 351 of the Town of Sherburne Land Records, and a Supplementary Declaration of Condominium dated November 15, 1972, and recorded in Book 31 at Page 288 of the Town of Sherburne Land Records to be appurtenant to such Unit.

This conveyance is made subject to the following:

1. All of the items, provisions, conditions, rights, privileges, obligations, easements and liens published in the aforesaid Declaration of Condominium.
2. All of the terms, provisions, conditions, rights, privileges, obligations, easements, and liens published in a certain "Declaration of Protective Covenants – Conditions, Covenants, Restrictions, and Easements Affecting Property of the Sherburne Corporation" dated July 9, 1973, and

SCHEDULE A CONTINUED

recorded in the Town of Sherburne Land Records in Book 30 at Page 299 to which reference is hereby made.

3. All of the rights, privileges, and easements reserved by George P. Chaffee and Newman K. Chafee in their deed to the Vermont Marble Company dated November 9, 1901 and recorded in the Town of Sherburne Land Records in Book 14 at Page 130 and by George P. Chaffee and Newman K. Chaffee to Charles R. Holden, Jr., dated April 10, 1901 and recorded in the Town of Sherburne Land Records in Book 14 at Page 103-104.

4. Said lands and premises are subject to an easement to the Central Vermont Public Service Corporation and New England Telephone and Telegraph Company by deed dated June 6, 1973 and recorded in Book 30 at Page 279 of the Town of Sherburne Land Records.

Vermont Property Transfer
32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
Return No. 2019-0050
Signed P. D. Clerk, Asst
Date 5/24/19

MARYLOU SCOFIELD
ATTORNEY AT LAW
335 KILLINGTON ROAD
P.O. BOX 102
KILLINGTON, VERMONT 05751

Received for Record at Killington, VT
On 05/24/2019 At 2:45:00 pm

ATTEST Thomas J. Adams
Town Clerk