

108 826



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 Nancy Gondella - Town Clerk
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WARRANTY DEEDBK **108** PG **826-829**

KNOW ALL PERSONS BY THESE PRESENTS that We, Dave Young and Abigail Young (formerly known as Abigail Burns), of the City of Rutland, County of Rutland and State of Vermont, Grantors, in consideration of One and More Dollars paid to our full satisfaction by Susan Lobel, of Freeport, Maine, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, Susan Lobel, and her heirs and assigns forever, certain lands and premises in the Town of Mendon, County of Rutland, and State of Vermont, herein described as follows:

Being all and the same lands and premises conveyed to Dave Young and Abigail Burns (now known as Abigail Young) by Warranty Deed of Judith F. Gamez, dated November 10, 2017 and recorded November 13, 2017 in Book 101 at Page 40 of the Town of Mendon Land Records.

Being all and the same lands and premises conveyed by Warranty Deed from George S. Tosatti and Shirley A. Tosatti to Judith Gamez, dated October 5, 1999 and recorded October 8, 1999 in Book 61 at Page 361 of the Town of Mendon Land Records, and 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, Susan Lobel, and her heirs and assigns, to her own use and behoof forever; and the said Grantors, Dave Young and Abigail Young, and their heirs and assigns, do covenant with the said Grantee, Susan Lobel, and her 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 in 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 forever, except as aforesaid.

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IN WITNESS WHEREOF, we hereunto set our hands and seals this 26th day of August, 2022.

Dave Young
Dave Young

STATE OF VERMONT
RUTLAND COUNTY, SS.

At said county and state, this 26th day of August, 2022, Dave Young personally appeared and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me, *[Signature]*
Notary Public
Commission Expires:

MATT S. BRANCHAUD
Notary Public, State of Vermont
Commission No. 157.0006894
My Commission Expires 1/31/23

[Signature]
Abigail Young

STATE OF VERMONT
RUTLAND COUNTY, SS.

At said county and state, this 23 day of August, 2022, Abigail Young personally appeared and acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me, *[Signature]*
Notary Public
Commission Expires:

JILL YOUNG
Notary Public, State of Vermont
Commission No. 157.0002306
My Commission Expires 1/31/2023

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SCHEDULE A

Being all and the same lands and premises conveyed to George S. Tosatti and Shirley A. Tosatti by Warranty Deed of Lawrence J. Bellerose and Arlene B. Bellerose dated December 22, 1997, and recorded in Book 57 at Page 185 of the Mendon Land Records, and more particularly described as follows:

Being all and the same lands and premises conveyed to Lawrence J. and Arlene B. Bellerose by warranty deed of William Oh and Mary A. Oh dated May 11, 1981, and recorded in Book 26 at Page 105 of the Town of Mendon Land Records and therein described as follows:

Being all and the same land and premises conveyed to William Oh and Mary A. Oh, husband and wife, by Warranty Deed of Killington Gateway I, Inc., dated February 3, 1977, recorded in Book 24 at Page 169 of the Mendon Land Records and therein described as follows:

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

Being Unit #8, Building #1 in Killington Gateway Condominiums, herein after 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 3.42 percentage interest in the common elements as declared.

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, dimension 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 12, 1975, and recorded in Book 23 at Page 472 of the Mendon Town Land Records.

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The 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 amendment therein referred to and to the utility rights and easements of records.

2. The Grantees herein and their heirs and assigns by the acceptance hereof, and by the agreement with Killington Gateway I, Inc., its successors and assigns, hereby expressly assume and agree to be bound by and to comply with all 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.