



Doc ID: 000684070005 Type: LAN

BK 372 PG 486-490

### QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, JORDAN BUSCH of Wayland, County of Middlesex, Commonwealth of Massachusetts; JEFFREY BUSCH of Wilton, County of Fairfield, State of Connecticut; and LISA BUSCH of Sitka, State of Alaska, Grantors, in consideration of ONE AND MORE (\$1.00) Dollars, paid to our full satisfaction by VERMONT PLB, LLC, a Connecticut Limited Liability Company, Grantee, have REMISED, RELEASED AND FOREVER QUIT CLAIMED unto the said Grantee, VERMONT PLB, LLC, all right and title which JORDAN BUSCH, JEFFREY BUSCH and LISA BUSCH, Grantors or their heirs have in, and to a certain piece of land in Killington, County of Rutland, State of Vermont, described as follows:

All and the same lands and premises conveyed to Jordan Busch, Jeffrey Busch And Lisa Busch by Trustee's Deed of Iris Busch and Richard Plutzer, Trustees of the Iris Busch Vermont Trust dated January 3, 2020, to be recorded prior hereto in the Killington Land Records, and more particularly described as follows:

All and the same lands and premises conveyed to Iris Busch and Richard Plutzer, Trustees of the Iris Busch Vermont Trust by Warranty Deed of Iris Busch dated April 27, 2001, recorded on November 9, 2001 in Book 206, Page 385 of the Killington Land Records.

Being all and the same lands and premises conveyed to Iris Busch by Warranty Deed of Lisbeth J. Hall dated May 25, 1983 and recorded June 7, 1983 in Book 60, Page 1 of the Killington Land Records, and more particularly described as follows:

Being all and the same lands and premises conveyed to Lisbeth J. Hall by Quitclaim Deed of Francis E. Perkins, Jr. dated April 11, 1974 and recorded in Book 32 at Page 73 of the Killington (f/k/a Sherburne) Land Records.

Being all and the same lands and premises conveyed to the said Francis E. Perkins, Jr. by deed of Lyle G. Hall, dated April 11, 1974 and recorded in Book 32 at Page 70 of the Sherburne Land Records, and therein more particularly described therein as follows:

"Being all and the same lands and premises conveyed to the said Lyle G. Hall of deed of Sherburne Corporation, dated August 25, 1970 and recorded in Book 26 at Page 177 of the Town of Sherburne Land Records, and therein bounded and described as follows:

Beginning at the most southwestern corner of Trailview Drive, said corner being marked by an iron pipe; thence on a bearing of North 58° 13' West, a distance of 23.9 feet to a chiseled "X"; thence along the western edge of a Nature Belt on a bearing of South 34° 02' West, a distance of 296.4 feet to an iron pipe, said pipe

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ATTORNEYS AT LAW

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being on the northern right of way line of the Great Eastern ski trail; thence following said right of way on a bearing of North 72° 45' West, a distance of 7.05 feet to an iron pipe, said pipe being on the eastern edge of a Nature Belt;

thence on a bearing of North 09° 04' East a distance of 151.75 feet to an iron pipe; thence North 50° 25' West a distance of 122.07 feet to an iron pipe, said pipe being on the eastern boundary line of the Calvin Coolidge State Forest; thence following said line on a bearing of North 34° 52' East, a distance of 168.50 feet to an iron pipe, said pipe being the most southwestern corner of lot 222; thence following the southern property line of lot 222 on a bearing of South 59° 07' East, a distance of 212.88 feet to an iron pipe, said pipe being on the western right of way line of Trailview Drive; thence following said right of way on a bearing of South 31° 47' West, a distance of 30.45 feet to the point and place of beginning.

Said parcel to contain approximately 40,260 square feet of land.

All bearings in the above parcel are based on Magnetic North as of October 1967. The above parcel was surveyed by the firm of A.C.F. Precision Surveys of Rutland, Vermont in August through September, 1969.

The property is subject to a Declaration of Protective Covenants dated December 2, 1968 and recorded in Book 24 on Page 299 of the Sherburne Land Records. The property was made subject to these protective covenants by Supplementary Declaration #3 of Covenants and Restrictions, dated July 6, 1970, and recorded in Book 26, Page 136 of the Sherburne Land Records.

The property is subject to all provisions of any ordinance, municipal regulation, public law or act, applicable, and also to certain utility line easements for electric power and telephone lines and for sewage pipes and appurtenances as reserved to and excepted by said Sherburne Corporation in its deed to the said Lyle G. Hall."

This conveyance is subject to such rights of way, water and pipe line rights, utility and other easements as may exist of record upon the premises.

TO HAVE AND TO HOLD all right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said Grantee, VERMONT PLB, LLC, its successors and assigns forever.


AND FURTHERMORE the said Grantors, JORDAN BUSCH, JEFFREY BUSCH and LISA BUSCH, do for themselves and their heirs, executors and administrators, covenant with the said Grantees, VERMONT PLB, LLC, its successors and assigns, that from and after the ensealing of these presents the said Grantors, JORDAN BUSCH, JEFFREY BUSCH and LISA BUSCH will have and claim no right, in, or to the said quit-claimed premises.

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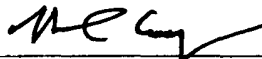
IN WITNESS WHEREOF, I hereunto set my hand this 18 day of October 2020.

  
JORDAN BUSCH

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Middlesex, ss.

At Concord (Town or City) this 18<sup>th</sup> day of October, 2020, JORDAN BUSCH personally appeared, and he acknowledged this instrument by him sealed and subscribed, to be his free act and deed.

Before me:

  
Notary Public  
Print Name: Harold Cooper  
Commission No. \_\_\_\_\_  
Commission Expires: 2/26/26

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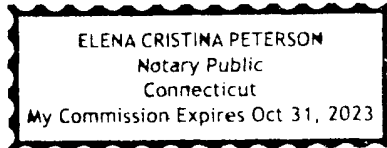
IN WITNESS WHEREOF, I hereunto set my hand this 29<sup>th</sup> day of October, 2020.

Jeffrey Busch  
JEFFREY BUSCH

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD, ss.

At WILTON, CONNECTICUT (Town or City) this 29<sup>th</sup> day of OCTOBER, 2020, JEFFREY BUSCH personally appeared, and he acknowledged this instrument by him sealed and subscribed, to be his free act and deed.

Before me:



Elena Cristina Peterson

Notary Public

Print Name: ELENA CRISTINA PETERSON


Commission No. N/A

Commission Expires: OCT 31, 2023

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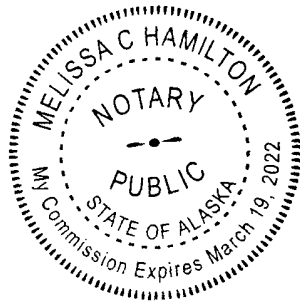
IN WITNESS WHEREOF, I hereunto set my hand this 18 day of

February, 2020.

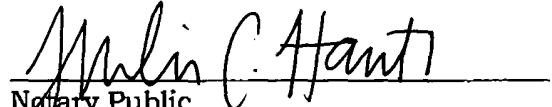
  
LISA BUSCH

STATE OF ALASKA  
COUNTY OF Sitka, Alaska, ss.

At Sitka (Town or City) this 18<sup>th</sup> day of February, 2020, LISA BUSCH personally appeared, and she acknowledged this instrument by her sealed and subscribed, to be her free act and deed.



Before me:

  
Notary Public  
Print Name: Melissa C. Hamilton  
Commission No. 180319003  
Commission Expires. 03/19/2022

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Vermont Property Transfer  
32 V.S.A. Chap. 231  
-ACKNOWLEDGEMENT-  
Return No. 2021-0356  
Signed Lea Dennis, Clerk Ass't  
Date 12-20-2021

Brannan Punderson &  
Donahue, PLLC

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Received for Record at Killington, VT  
On 12/20/2021 At 10:00:00 am

ATTEST   
Town Clerk