



Doc ID: 000702790003 Type: LAN

BK **376** PG **669-671****AFTER RECORDING MAIL TO:**

BRYCE WILCOX  
 LAGERLOF, LLP  
 155 N. LAKE AVE., 11TH FLOOR  
 PASADENA, CA 91101

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT ERIK MICHAEL OLSON, a married man, as his sole and separate property (herein, "Grantor"), whose address is 14544 Margate Street, Unit 8, Sherman Oaks, CA 91411, in consideration of the sum of Ten Dollars and other good and valuable consideration, paid to Grantor's full satisfaction by ERIK MICHAEL OLSON AND SHAWNNA MAYLENE STEWART, TRUSTEES, or any successors in trust, under the OLSON STEWART TRUST dated 4/2/22 and any amendments thereto (herein, "Grantee"), whose address is 14544 Margate Street, Unit 8, Sherman Oaks, CA 91411, by these presents does freely give, grant, sell, convey and confirm unto the said Grantee and Grantee's heirs and assigns forever, **all of Grantor's undivided three-fourths (3/4) interest** in and to a certain piece of land in the Town of Killington, in the County of Rutland, State of Vermont, described as follows, viz:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2857 River Road, Killington, VT 05751

Being all and the same lands and premises conveyed to Grantor by deed recorded on January 3, 2014, in the Town of Killington Land Records in Book 337, Page 518.

Subject to all covenants, reservations, restrictions, and easements of record.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said Grantee and Grantee's successors and assigns to their use and behoof forever;

AND Grantor for Grantor and Grantor's heirs and assigns, does covenant with said Grantee and its successors and assigns that until the ensealing of these presents, Grantor is the sole owner of the premises and has good right and title to convey the same in manner aforesaid; that they are free from every encumbrance; and hereby engages to warrant and defend the same against all lawful claims whatsoever, except as set forth herein.

[Signatures on following page(s).]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this 9 day of SEPTEMBER, 2022.

GRANTOR:

Erik M. Olson  
Erik Michael Olson

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

### ACKNOWLEDGMENT

State of California

County of Los Angeles

On 09/09/2022 before me, Zeina Halim Younes, Notary Public personally appeared Erik Michael Olson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





**EXHIBIT A****Legal Description**

A certain piece of land in Killington, in the County of Rutland, and State of Vermont, described as follows:

The lands and premises conveyed to me by Final Decree of Distribution in the estate of David Arthur Edgar, issued by the Vermont Probate Court, District of Rutland, dated December 11, 1979 and recorded in Book 45, Page 496 of the Town of Killington Land Records.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

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

**-ACKNOWLEDGEMENT-**

Return No. 2022-246  
Signed Peggy D. Dineen, Clerk  
Date 1-12-2023 Des't

22-064717 (CM)

Received for Record at Killington, VT  
On 01/12/2023 At 9:00:00 am

ATTEST [Signature]  
Town Clerk



**EXECUTOR'S DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that WASHINGTON TRUST BANK, Executor of the Goods, Chattels, and Estate of RICHARD EDGAR, late of Redmond, in the County of King, and State of Washington, SEND GREETING:

WHEREAS, the Honorable Probate Court for the District of Rutland, Vermont on December 6, 2024 on due application in writing, for that purpose, which said application having been duly published according to law, did license and authorize WASHINGTON TRUST BANK to convey, or sell at public auction or private sale, all of the real estate of said deceased, for the purpose of releasing any and all interest the deceased may have had in the property below described; and

WHEREAS, having previously taken the oath required by law, and fulfilled all the requisitions of the Statute, and of the license aforesaid, they have sold all of the same real estate to ERIK OLSON, of Sherman Oaks, County of Los Angeles and State of California, for the sum of TEN OR MORE DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION.

NOW, KNOW YE, that pursuant to the license and authority aforesaid, and not otherwise, and in consideration of the aforesaid sum, the receipt whereof I do hereby acknowledge, I do by these presents, GRANT, BARGAIN, SELL, CONVEY, AND CONFIRM unto the said ERIK OLSON, his heirs and assigns, the following described land in the Town of Killington, County of Rutland and State of Vermont, viz:

Being one-quarter interest in 2857 River Road in Killington, Vermont conveyed by Decree of Distribution of the Estate of David Arthur Edgar dated December 11, 1979 and recorded in Volume 45, Page 496 of the Town of Killington Land Records.


Reference is hereby made to the aforementioned instruments, the records thereof and the references therein contained, all in further aid of this description.

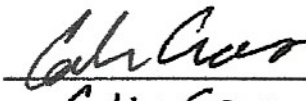
AND BEING all of the real estate whereof the said RICHARD EDGAR died seized and possessed in the Town of Killington.



TO HAVE AND TO HOLD the said premises, with all the privileges and appurtenances thereof, to the said ERIK OLSON, his heirs and assigns, forever, to his own use. We, the said WASHINGTON TRUST BANK, Executor, do covenant with the said ERIK OLSON, his heirs and assigns, that the said RICHARD ESGAR died seized of the granted premises, that we are duly authorized by the Court aforesaid, to convey the same to the said ERIK OLSON, his heirs and assigns, in manner and form aforesaid, that we have in all things observed the direction of the law, and the license aforesaid, that we will, and our heirs and executors shall WARRANT AND DEFEND said premises against all persons claiming the same, by, from or under the said RICHARD EDGAR or the said Executor, but against no other person.

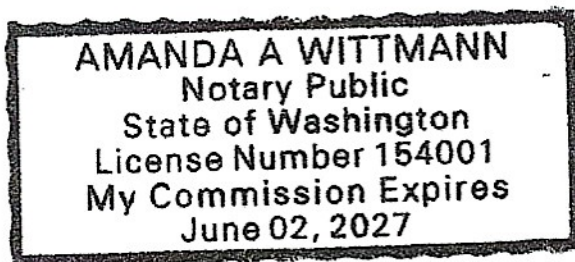
IN WITNESS WHEREOF, I hereunto set my hand and seal this 1<sup>st</sup> day of February, 2025.

  
Tim Donnelly, SVP & Market Leader  
Washington Trust Bank, Executor

  
Colin Cross, Asst. Trust Officer  
Washington Trust Bank, Executor

STATE OF WASHINGTON  
COUNTY OF KING, SS.

At Seattle in said County and State, this 11 day of February, 2025, Washington Trust Bank, Executor, appeared and they acknowledged this instrument by them sealed and subscribed to be their free act and deed.




Before me 

NOTARY PUBLIC

My commission expires 6-2-2027

Received for Record at Killington, VT  
On 03/03/2025 At 11:15:00 am

  
Peggy Melanson, Town Clerk

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

-ACKNOWLEDGEMENT-

Return No. 2024-0280

Signed Moulin Legarech, Clerk Ass't.

Date 3-3-2025