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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MARK LINDENMANN and KAREN LINDENMANN, husband and wife, of Smithtown, in the County of Suffolk, and State of New York, Grantors, in consideration of the sum of One Dollar and Other Good and Valuable Consideration paid to our full satisfaction by BARBARA A. ALTON, of Boston, in the County of Suffolk, and State of Massachusetts, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, BARBARA A. ALTON, and her heirs and assigns forever, a certain piece of land in 768 East Mountain Road, in the Town of Killington, in the County of Rutland, and State of Vermont, described as follows:

Being all and the same lands and premises conveyed to Mark S. Lindenmann and Karen K. Lindenmann, husband and wife, by Warranty Deed of Christopher J. Stone and Anne B. Stone, husband and wife, dated October 27, 2001, and recorded in Book 206 at Page 010, of the Killington (formerly Sherburne) Land Records, and more particularly described as follows:

Being all and the same lands and premises conveyed to Christopher J. Stone and Anne B. Stone by Warranty Deed of Jeffrey A. Mandel and Gail L. Mandel, husband and wife, and David A. DiStefano and Charlene O. DiStefano, husband and wife, dated October 23, 1997, and recorded in Book 160 at Page 15 of the Sherburne Land Records, and more particularly described as follows:

Being all and the same lands and premises conveyed to Jeffrey A. Mandel and Gail L. Mandel, husband and wife, and David A. DiStefano and Charlene O. DiStefano, husband and wife, by Warranty Deed of Wayne Rivard dated July 26, 1989, and recorded in Book 115 at Page 458 of the Sherburne Land Records, and therein more particularly described as follows:

Being all and the same lands and premises conveyed to Wayne Rivard by Warranty Deed of E. Paul Grimmeisen dated December 5, 1986, which is recorded in Book 92 at Page 203 of the Land Records of the Town of Sherburne, and therein more particularly described as follows:

Being all and the same lands and premises conveyed to E. Paul Grimmeisen by Warranty Deed of Salvatore Giordano, Jr., and Anne Giordano, husband and wife, dated June 19, 1979, which is recorded in Book 44 at Page 1 of the Land Records of the town of Sherburne, and therein more particularly described as follows:

Being all and the same lands and premises conveyed to Jack W. And Gayle R. Burnette by deed of Sherburne corporation dated October 14, 1971, recorded in the Sherburne Land Records in Book 26, Page 496 and described therein as follows:

Unit C-6, in Edgemont, a Condominium, hereinafter called Condominium, according to a Declaration of Condominium dated December 8, 1970, and recorded on December 8, 1970, in the Town of Sherburne Land Records in Book 26 at Page 236; together with the undivided interests in common elements declared in the Declaration of Condominium to be appurtenant to such Unit."

Reference is hereby made to Site Plan entitled "Site Plan - Edgemont at Condominium, Lot Plan and Unit Selection Guide, The Sherburne Corporation" dated September, 1971, and recorded as Map No. B-01-004 (Slide #123) of the Sherburne Land Records, and to Floor Plans "As Built Floor Plans and Cross Sections, Buildings A, B and C" by Spacemakers, Inc., dated October

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23, 1970, revised September 1971, and recorded on September 28, 1971, as Map No. H-MS-01 of the Sherburne Land Records.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, BARBARA A. ALTON, and her heirs and assigns, to their own use and behoof forever; and we the said Grantors, MARK LINDENMANN and KAREN LINDENMANN, husband and wife, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, BARBARA A. ALTON, and her heirs and assigns, that until the ensealing of these presents we are the sole owners 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 we hereby engage to **Warrant and Defend** the same against all lawful claims whatsoever, except as aforesaid.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 30 day of May, 2008.

In the Presence Of:

Mark Lindenmann
By: John M. Lorentz, his Attorney-in-Fact
 MARK LINDENMANN
 by: John M. Lorentz, his Attorney-in-fact
Karen Lindenmann
By: John M. Lorentz, her Attorney-in-Fact
 KAREN LINDENMANN
 by: John M. Lorentz, her Attorney-in-fact.

STATE OF VERMONT]
 COUNTY OF RUTLAND] ss.

At KILLINGTON, this 30 day of May, 2008, John M. Lorentz, Attorney-in-fact for MARK LINDENMANN and KAREN LINDENMANN, husband and wife, personally appeared and acknowledged this instrument by him sealed and subscribed, to be his free act and deed and the free act and deed of MARK LINDENMANN and Karen LINDENMANN.

Before me,

Thomas Hayden
 Notary Public

Vermont Property Transfer Tax
 32 V.S.A. Chap. 231
- ACKNOWLEDGMENT -
 Return No. 36-08
 Signed Barb C. Myers, ASST.
 Date 6/2/08

JOHN M. LORENTZ, P.C.
 ATTORNEYS AT LAW
 P.O. BOX 102
 KILLINGTON, VT 05751

Received for record June 2 A.D., 2008 at 9:00 a.m.
 Attest: Barb Collier-Myers Killington Town Clerk
 ASST.