

93 598

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that we, Glenn A. Diezel and Colleen A. Diezel, husband and wife, of Pittsford, in the County of Rutland and State of Vermont, **GRANTORS**, in the consideration of One Dollar and Other Good and Valuable Consideration paid to my/our full satisfaction by Robert S. Megnin and Ann K. Megnin, husband and wife, of Killington, in the County of Rutland and State of Vermont, **GRANTEES**, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said **GRANTEES**, Robert S. Megnin and Ann K. Megnin, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Mendon, in the County of Rutland, and State of Vermont described as follows, viz:

Being all and the same lands and premises conveyed to Glenn A. Diezel and Colleen A. Diezel by Warranty Deed of John M. Anderson and Jeanne M. Anderson dated June 4, 1999 and recorded in Book 61, Page 120 of the Mendon Land Records and therein more particularly described as follows:

Being all and the same lands and premises conveyed to John M. Anderson and Jeanne M. Anderson, husband and wife, by Warranty Deed of Frank Selmser and Carol Selmser, husband and wife, dated June 12, 1997 and recorded in Book 56 at Pages 26-28 of the Mendon Land Records.

Being Unit A-4 of the Fox Hollow Condominiums, so-called, and being all and the same interests and estates in lands and premises conveyed to Frank Selmser and Carol Selmser, husband and wife, by limited warranty deed of Marble Bank dated June 30, 1993 and recorded in Book 48, Page 149 of the Mendon Land Records and which is more particularly described as follows:

Being a portion of the lands and premises acquired by Marble Bank by virtue of a Certificate of Non-Redemption and Writ of Possession and a Judgment Order and Decree of Foreclosure in the matter entitled "Marble Bank v. Miasupra Development Group and Miasupra Corp., et al., Rutland Superior Court Docket No. S0325-91RCCf" which Certificate is dated April 26, 1991 and recorded in Book 43 at Page 147 of the Mendon Land Records. The property hereby conveyed is more particularly described as follows:

Being Unit A4, together with a 2.925 percentage interest in the common elements as described in a certain Declaration of Condominium of Fox Hollow Condominiums dated July 8, 1985 and recorded in Book 31 at Page 84, as amended by certain amendments appearing of record including a Fourth Amendment to Declaration of Condominium dated March 13, 1990 and recorded in Book 41 at Page 254 of the Mendon Land Records.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said **GRANTEES**, Robert S. Megnin and Ann K. Megnin, husband and wife, as tenants by the entirety, and their heirs and assigns their use and behoof forever;


TOWN OF MENDON, VT
Received for Record JUL 1 1999
at 4 o'clock PM, and recorded in
Mendon Land Records Vol 93 Page 598-600
Attest [Signature]
Town Clerk

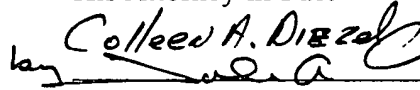
KENLAN
SCHWIEBERT
FACEY
& GOSS, P.C.
P.O. BOX 578
RUTLAND, VERMONT
05702-0578

93 599

And, we, Glenn A. Diezel and Colleen A. Diezel, husband and wife, the said **GRANTORS**, for ourselves and our heirs executors and administrators, do covenant with the said **GRANTEES**, Robert S. Megnin and Ann K. Megnin, husband and wife, and their 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 the premises 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 set forth in the aforesaid deed.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 14 day of July, 2011.

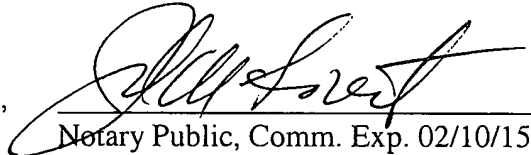

 Glenn A. Diezel by John A. Facey, III
 His Attorney-in-Fact


 Colleen A. Diezel by John A. Facey, III
 Her Attorney-in-Fact

STATE OF VERMONT
 RUTLAND COUNTY, ss.

At Killington, Vermont this 14 day of July, 2011 personally appeared John A. Facey, III, Attorney-in-Fact for Glenn A. Diezel and Colleen A. Diezel, and he acknowledged this instrument by him, sealed and subscribed, to be his free act and deed and the free act and deed of Glenn A. Diezel and Colleen A. Diezel.

Before me,


 Notary Public, Comm. Exp. 02/10/15

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KENLAN
 SCHWIEBERT
 FACEY
 & GOSS, P.C.
 P.O. BOX 578
 RUTLAND, VERMONT
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