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BK 358 PG 87-88

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Judy O. Findeisen, of Rutland, in the County of Rutland and State of Vermont, Trustee under the Trust Agreement of Judy O. Findeisen u/t/a dated December 31, 1997, GRANTOR, in the consideration of One Dollar and Other Good and Valuable Consideration paid to my full satisfaction by Skyburst Partners LLC, a Vermont Limited Liability Company, GRANTEE, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said GRANTEE, Skyburst Partners LLC, and its successors and assigns forever, a certain piece of land in the Town of Killington, in the County of Rutland and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed by Judy O. Findeisen by her Quit-Claim Deed to Judy O. Findeisen, Trustee of the Trust Agreement of Judy O. Findeisen u/t/a dated December 31, 1997 which deed was dated March 11, 2011 and recorded in Book 323, Page 2-3 of the Town of Killington Land Records.

Being a parcel of land described as being all and the same lands and premises conveyed from Walter T. C. Findeisen (now deceased) and Judy O. Findeisen by Quit Claim Deed to Walter T. C. Findeisen and Judy O. Findeisen dated August 7, 1990 and recorded at Book 120, Page 244 of the Killington Land Records and being described therein as follows:

"Being all and the same lands and premises conveyed to Walter T. C. Findeisen and Judy O. Findeisen by Quit-Claim Deed of Richard Clarke Smith dated August 22, 1963 and recorded in Book 22, at Page 172, of the Town of Sherburne Land Records and being a portion of the lands and premises conveyed to Wise and Findeisen by deed of Milliken dated September 29, 1962 and recorded in Book 22, at Page 82, of the Town of Sherburne Land Records, and later conveyed by Wise to Findeisen by Warranty Deed dated August 31, 1967 and recorded in Book 23, at Page 468 of the Town of Sherburne Land Records, and being more particularly described as follows:

Beginning at an iron pipe set in the westerly line of the Killington Access Road, so-called, at the southeast corner of a parcel of land conveyed to Charles A. Wise, Jr. and wife by Quit-Claim Deed of Richard Clarke Smith, said point of beginning being located 184 feet. more or less, southerly from an iron pipe marking the southeasterly corner of lands now or formerly of Schott; thence S 74° 28' W along the south line of said lands of said Charles A. Wise, Jr. and wife, 295.3 feet to an iron pin;

THENCE continuing S 74° 28' W across lands deeded from Wise to Findeisen in 1967, a distance of 41.7 feet to a yellow painted 5/8" diameter rebar set in stones;

THENCE running S 27° 55' E across lands deeded to Walter T. C. Findeisen and Judy O. Findeisen by Warranty Deed of Charles A. Wise, Jr., dated August 31, 1967, recorded in the Sherburne Land Records in Book 23, at Page 468, a distance of 101.8 feet to a yellow painted iron pin set in stones the southwesterly corner of Lot B-1 as originally conveyed;

THENCE S 89° 19' E in the northerly line of other lands of Findeisen 299 feet to an iron pipe set in the westerly line of said-Killington Access Road;

THENCE, northerly in the westerly line of said Access Road 184.6 feet to the point and place of beginning.

Meaning and intending by this deed to correct the westerly boundary of Lot B-1 as conveyed by Richard Clarke Smith to Findeisen and an easterly boundary of the lot conveyed by Wise to Walter T. C. Findeisen and Judy O. Findeisen. As now described, the northerly boundary of Lot B-1 extends 337 feet westerly from the westerly edge of Killington Road) as opposed to 295.3 feet from the westerly edge of Killington Road, as originally described."

Also conveying a second parcel of land being described as a portion of those lands and premises as were conveyed to Walter T. C. Findeisen and Judy O. Findeisen, husband and wife, under the Warranty Deed of Charles A. Wise, Jr. dated August 31, 1967 and recorded in the Town of Killington Land Records, at Book 23, Page 468 on September 1, 1967. The portion conveyed herein is depicted as Parcel 2 on a Survey entitled "Division of Land of Judy O. Findeisen" prepared by Michael Engineering Company, P.C. dated August 15, 2005 and containing 2.17 acres of land. The aforesaid Survey is recorded in the Town of Killington Land Records at Map Cabinet Sleeve 755A.

Excluded from this conveyance are those lands and premises conveyed in the Warranty Deed from Judy O. Findeisen to James A. Openshaw, dated October 12, 2005 recorded in Book 279 at Page 49 of the Town of Killington Land Records, which conveyed Parcel 1 as depicted on the above-referenced Michael Engineering, P.C. Survey.

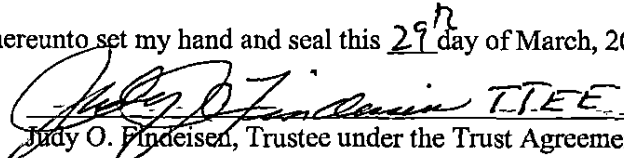
The above premises are subject to and/or benefitted by the following:

- a) Easement Deed from Judy O. Findeisen to the Town of Killington, dated February 14, 2005, and recorded at Book 269, Page 530 of the Killington Land Records; and
- b) Easement and Right of Way Agreement between Daniel W. Ewald, Colony Club Townhouse Owners Association and Judy O. Findeisen, dated various dates in July-2003, and recorded at Book 240, Page 432 of the Killington Land Records.
- c) Easement and Right of Way as described in the Warranty Deed from Allen E. Gault and Carolyn J. Gault, husband and wife, to Kasie C. Yerks dated October 26, 2001 and recorded in Book 206 at Page 96 of the Town of Killington Land Records.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said GRANTEE, Skyburst Partners LLC, and its successors and assigns to their use and behoof forever;

And, I, Judy O. Findeisen, Trustee under the Trust Agreement of Judy O. Findeisen u/t/a dated December 31, 1997, the said GRANTOR, for myself and my heirs, executors, administrators, and successors, do covenant with the said GRANTEE, and its successors and assigns, that until the ensembling of these presents I am the sole owners of the premises, and are authorized by law and the Declaration of Trust to convey the property to the GRANTEE in the manner set forth in this deed; that the GRANTOR, acting in the capacity as Trustee, has in all things observed the direction of the law and the Declaration of Trust in this conveyance; and have good right and title to convey the same in manner aforesaid, that I am **Free from every encumbrance**, except as aforesaid; and I hereby engage to **Warrant and Defend** the same against all lawful claims whatever except as herein set forth.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 29th day of March, 2019.

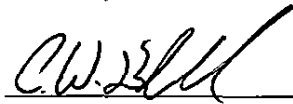

Judy O. Findeisen, Trustee under the Trust Agreement of Judy O. Findeisen u/t/a dated December 31, 1997

STATE OF VERMONT
RUTLAND COUNTY, ss.
Windsor

At Windsor, Vermont, this 29th day of March, 2019, personally appeared, Judy O. Findeisen, Trustee under the Trust Agreement of Judy O. Findeisen u/t/a dated December 31, 1997, and having been duly sworn, acknowledged her signature on the foregoing instrument to be her free act and deed and the free act and deed of the Trust Agreement of Judy O. Findeisen u/t/a dated December 31, 1997.

Vermont Property Transfer
32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
Return No. 2018-0294
Signed P. D. [Signature] Clerk, Asst
Date 4/1/19

Before me,


Notary Public/Stamp Christopher W. Blomard
Comm. Expires: 11/31/2021
Comm. #: 0000540