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00220

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **PETER DORR and DIANE DORR**, a married couple, of Warren, Vermont, Grantors, in consideration of TEN or MORE Dollars, paid to our full satisfaction by **SKIFAST VENTURES, LLC**, a Vermont Limited Liability Company, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **SKIFAST VENTURES, LLC**, its successors and assigns forever, certain lands and premises located in Warren, in the County of Washington and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Peter Dorr and Diane Dorr by Warranty Deed of Mel Graham and Amy Graham dated November 23, 2020 and recorded in Book 266, Page 649 of the land records of the Town of Warren, Vermont, and being more particularly described as follows:

Being all and the same land and premises conveyed to Mel Graham and Amy Graham by Warranty Deed of Julius Allan Kaplan and Amber Rose Kaplan dated December 1, 2000 and recorded in Book 134, Page 393 of the Warren Land Records.

Being all and the same land and premises conveyed to Julius Allan Kaplan and Amber Rose Kaplan by Warranty Deed of William C. and Andrea M. Bracas dated November 2, 1987 and recorded in Book 84, Page 217 of the Warren Land Records.

Being Unit #82, together with the undivided percentage interest in and to the common areas and facilities appurtenant to said Unit, in **MOUNTAINSIDE CONDOMINIUM**, a condominium existing under and pursuant to a Declaration of Condominium recorded November 15, 1979 in Book 51, Pages 774-815 in the land records of the Town of Warren, and existing under and pursuant to any Amendments to said Declaration of record in the land records of the Town of Warren, Vermont. Said Declaration of Condominium, together with Exhibits and Plans recorded or filed therewith, and amendments thereto are incorporated herein by reference thereto as if set out at length in this deed.

Subject to and with the benefit of rights, restrictions, covenants, terms, rights-of-way and easements referenced in the above-mentioned deeds and instruments or otherwise of record in the Town of Warren Land Records, which are valid and enforceable at law on date of this deed - not meaning by such language to renew or reinstate any encumbrance which is otherwise barred by the provisions of Vermont law.

Reference may be had to the above-mentioned deeds and instruments and their records, and to all prior deeds and instruments and their records, for a more particular description of the herein conveyed lands and premises.

Willem Jewett, P.C.
P.O. Box 38
Waitsfield, VT 05673
(802) 496-2267

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TO HAVE AND TO HOLD said granted premises, with all privileges and appurtenances thereof, to the said Grantee, **SKIFAST VENTURES, LLC**, its successors and assigns, to its own use and behoof forever. And the said Grantors, **PETER DORR and DIANE DORR**, for ourselves, our heirs, executors and administrators, do hereby covenant with the said Grantee, **SKIFAST VENTURES, LLC**, its successors and assigns, that until the ensembling of these presents, we are the sole owners of the premises and have good right and title to convey the same in the 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 whatever, except as aforesaid. **IN WITNESS WHEREOF**, we hereunto set our hands on this 6th day of December, 2021.

Peter Dorr by
Elizabeth A. Cook his attorney in fact
Peter Dorr by Elizabeth A. Cook, Esq., as
Attorney-in-Fact

Diane Dorr by
Elizabeth A. Cook her attorney in fact
Diane Dorr by Elizabeth A. Cook, Esq., as
Attorney-in-Fact

STATE OF VERMONT
COUNTY OF WASHINGTON

In said County on this 6th day of December, 2021, personally appeared Elizabeth A. Cook, Esq, as attorney-in-fact for Peter Dorr and Diane Dorr and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of Peter Dorr and Diane Dorr. Before me,


Notary Public
Commission expiration:

JENNIFER H. BLOMBACK
Notary Public - State of Vermont
Commission #157.0004304
Expiration: 01/31/2023

Willem Jewett, P.C.
P.O. Box 38
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TOWN OF WARREN, VT
Received for Record 12/13 2021
at 8:30 o'clock A M and Received in
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Blomback
TOWN CLERK
VT Property Transfer Tax Return # 9378