

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Alexander J. Kovalchuk, of the Town of Proctor, Rutland County and State of Vermont, Grantor, in consideration of TEN AND MORE DOLLARS, and other good and valuable consideration, paid to his full satisfaction by Matthew Buchine and Marie Leach, of the City of Columbia, Richland County, and State of South Carolina, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY, and CONFIRM unto the said Grantees, Matthew Buchine and Marie Leach, as joint tenants with rights of survivorship, and their heirs, successors and assigns forever, certain lands and premises in the Town of Fayston, Washington County, and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Alexander J. Kovalchuk by Warranty Deed of Susan J. Parent, dated December 30, 2004, and recorded in Book 99, Pages 607-608 of the Fayston Land Records.

Also being all and the same lands and premises conveyed to Susan J. Parent by Warranty Deed of The Mad River Alliance Church of the Christian and Missionary Alliance, dated February 26, 2004, and recorded in Book 96, Page 104 of the Fayston Land Records.

Also being all and the same lands and premises conveyed to The Mad River Alliance Church of the Christian and Missionary Alliance by Warranty Deed of John Viskup and Jean-Claude Rancoud-Guillon, dated June 28, 2002, and recorded in Book 87, Page 235 of the Fayston Land Records.

Also included in this conveyance are all right, title and interest conveyed to Susan J. Parent by Quit Claim Deed of the Town of Fayston, dated December 27, 2004, and recorded in the Fayston Land Records.

Reference is made to the aforementioned deeds and the records cited in them, and to all prior deeds and the records cited in them, for a more specific description of the subject property.


TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Matthew Buchine and Marie Leach, as joint tenants with rights of survivorship, and their heirs, successors and assigns, to their own use and behoof forever; and Alexander J. Kovalchuk, the said Grantor, for himself and his heirs, successors and assigns, does covenant with the said Grantees, and their heirs, successors and assigns, that until the ensembling of these presents, he is the sole owner of the premises, and has good right and title to convey the same in the manner aforesaid; that they are free from every encumbrance except as aforesaid; and he hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever.


IN WITNESS WHEREOF, the undersigned hereunto sets his hand and seal this 13th day of October, 2015.



Alexander J. Kovalchuk

STATE OF VERMONT
COUNTY OF WASHINGTON

At Waterbury, in said County, this 13th day of October, 2015, Alexander J. Kovalchuk personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me, 
Notary Public
My commission expires: 2/10/2019

FAYSTON TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
DATE 10/19/2015 TIME 12:55 PM
RECORDED IN BOOK 145 PAGE 108-109
ATTEST  FAYSTON TOWN CLERK

ACKNOWLEDGEMENT
RETURNED RECEIVED
(Including certificates and, if required ACT 250 disclosure statement)
RETURN NO. 2015-10-004
SIGNED  ASST. CLERK
DATE 10/19/2015