

# Know all Men by these Presents <sup>381</sup>

19/321

That I, JAMES S. HERMAN

of Old Lyme in the County of New London  
and State of Connecticut Grantor, in the consideration of  
paid to my full satisfaction by Ten and More Dollars

MAURICE J. and PATRICIA McCARTHY

of Winchester in the County of Middlesex  
and State of Massachusetts Grantees, by these presents, do  
freely Give, Grant, Sell, Convey And Confirm unto the said Grantees

MAURICE J. and PATRICIA McCARTHY, husband and wife as tenants  
by the entirety

and their heirs and assigns forever, a

certain piece of land in Warren in the  
County of Washington and State of Vermont, described as  
follows, viz:

Being Apartment I-33 of Sugarbush Club Condominium, Warren, Vermont 05674, as established in a Declaration of Condominium dated May 31, 1979, recorded June 1, 1979 in Volume 50 at Pages 723-779 and more particularly described and depicted on lot and floor plans entitled "Exhibits B and C to the Declaration of Club Sugarbush" filed June 1, 1979, as amended by Amendment dated May 5, 1980, recorded June 6, 1980 in Volume 54 at Pages 577-588 of the Warren Town Land Records, which Amendment added Phase IIA to the condominium; as thereafter amended by Amendment dated March 4, 1981, recorded March 16, 1981 in Volume 58 at Pages 168-175 of said Warren Town Land Records, adding Phase IIB; and with any subsequent amendments thereto; together with an undivided 2.3 percent interest in the common areas and facilities of said condominium.

The apartment is to be used for residential purposes only.

Being all and the same property conveyed to James S. Herman by Warranty Deed of Sugarbush Inn, Inc., dated March 25, 1981 and recorded in Volume 58 at Pages 225-226 of the Warren Town Land Records.

The above described property is conveyed subject to and with the benefit of the terms, conditions, covenants, restrictions, obligations and easements as set forth in the above-mentioned Declaration of Condominium and aforementioned Warranty Deed.

Reference is hereby made to the above-mentioned instruments, the records thereof and the references therein contained in further aid of this description.

Included with the sale of Apartment I-33, and this deed shall act as a Bill of Sale of same, is the transfer of all furnishings, furniture, fixtures and accessories located within said apartment unit (with the exception of some furnishings and furniture excluded pursuant to a Deposit and Purchase Agreement between the parties hereto).

The above-described property is conveyed subject to existing rental and occupancy rights.

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231

—ACKNOWLEDGMENT—  
Return Rec'd. - Tax Paid - Board of Health Cert. Rec'd.  
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 19033138  
Signed [Signature], Clerk  
Date Dec 27, 1983

purtenances thereof, to the said Grantees

MAURICE J. and PATRICIA McCARTHY, their

heirs and assigns, to their own use and behoof forever;  
And I the said Grantor

JAMES S. HERMAN

for myself and my heirs,  
executors and administrators, do covenant with the said Grantees

MAURICE J. and PATRICIA McCARTHY, their

heirs and assigns, that until the ensembling of these presents I am  
the sole owner 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 above-mentioned, and I do

hereby engage to Warrant And Defend the same against all lawful claims  
whatever, except as aforesaid.

In Witness Whereof, James S. Herman hereunto set my hand and seal  
this 27<sup>th</sup> day of December A. D. 1983

In Presence of

Nancy M. Colby  
John F. Phillips

Stephen R. Crampton  
JAMES S. HERMAN, by Stephen R. Crampton,  
his Attorney-in-Fact pursuant to a  
Power of Attorney dated December 27,  
1983

State Of Vermont,

County of Chittenden

} ss.

At Burlington

27<sup>th</sup> day of

December

this

A. D. 19 83

Stephen R. Crampton, Attorney-in-Fact for James S. Herman

personally appeared, and he acknowledged this instrument, by  
him sealed and subscribed, to be his free act and deed, and the  
free act and deed as Attorney-in-Fact for James S. Herman.

Before me

Nancy M. Colby

Notary Public

2/16/87

**WARRANT**

WARRANTY

TO

Dated, 19

19

Warren CLERKS OFFICE

RECEIVED FOR RECORD

Dec 27 A. D. 1983

AT 10 O'CLOCK 30 MINUTES A.M.

AND RECORDED IN

BOOK 69 PAGES 21-322 OF LAND RECORDS

ATTEST [Signature] CLERK

RECORDERS FEE \$