

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that we, **RANDY C. PANAGAKIS and AMY M. PANAGAKIS**, a married couple, of Lynn, Massachusetts, Grantors, in consideration of TEN or MORE Dollars, paid to our full satisfaction by **RANDY C. PANAGAKIS and AMY M. PANAGAKIS**, Trustees of the Randy C. Panagakis Living Trust dated January 10, 2023 and **AMY M. PANAGAKIS and RANDY C. PANAGAKIS**, Trustees of the Amy M. Panagakis Living Trust dated January 10, 2023, of Lynn, Massachusetts, Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, **RANDY C. PANAGAKIS and AMY M. PANAGAKIS**, Trustees of the Randy C. Panagakis Living Trust dated January 10, 2023, a fifty percent (50%) interest, and **AMY M. PANAGAKIS and RANDY C. PANAGAKIS**, Trustees of the Amy M. Panagakis Living Trust dated January 10, 2023, a fifty percent (50%) interest, their 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 land and premises conveyed to Randy C. Panagakis by Warranty Deed of Amy C. Panagakis dated November 2, 2011 and recorded in Book 213, Page 393 of the land records of the Town of Warren, Vermont.

Being all and the same land and premises conveyed to Randy C. Panagakis and Amy M. Panagakis by Warranty Deed of Jesse M. Bontecou dated March 14, 2006 and recorded in Book 181, Page 686 of the land records of the Town of Warren, Vermont.

Being all and the same land and premises conveyed to Jesse M. Bontecou by Warranty Deed of Sugarbush Valley Corporation dated December 6, 1966 and recorded in Book 28, Page 577 of the land records of the Town of Warren, Vermont.

Being Lot No. 4 as so designated on a map entitled "Area I Sugarbush Village, Warren, Vt", said survey recorded originally as Map Book 1, Page 57, now as part of Map Slide 212 of the land records of the Town of Warren.

Amy M. Panagakis joins in the execution of this deed for the sole purpose of conveying her right, title and interest in the premises as the spouse of Randy C. Panagakis.

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.

AND WE DO COVENANT with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will warrant and defend the same to the said Grantees, their successors and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF WE, the said Randy Panagakis and Amy Panagakis hereunto set our hands and seals this 13 day of ~~February~~ <sup>March</sup> in the year of our Lord Two thousand twenty-three.

[Signature]  
Witness

Randy Panagakis  
Randy Panagakis

[Signature]  
Witness

[Signature]  
Amy Panagakis

COMMONWEALTH OF MASSACHUSETTS  
Essex, ss  
(County)

March 13, 2023  
~~February~~

Personally appeared the above named Randy Panagakis and Amy Panagakis and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]  
Attorney at Law / ~~Notary Public~~  
Print Name: David F Ross  
Date Commission Expires: 7/10/2026

TOWN OF WARREN VERMONT  
Documents received for record on  
3/15 2023 at 3:15 pm  
M. Recorded in Volume 279  
Page 310-311 of the Warren Land Records.  
Attest David F Ross Town Clerk  
VPTTR # \_\_\_\_\_

