

WAITSFIELD TOWN CLERKS OFFICE
RECEIVED FOR RECORD

DATE 6-17-24 TIME 1:45 p.

RECORDED IN BOOK 185 PAGE 517-518

ATTEST [Signature] TOWN CLERK

WARRANTY DEED

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

-ACKNOWLEDGMENT-

Return Received

Return No. 12-24

Signed [Signature], Clerk

Date 6-17-24

KNOW ALL PERSONS BY THESE PRESENTS, That I, **CAROL M. THOMPSON**, **unmarried**, of Waitsfield, Vermont, Grantor, in consideration of TEN AND MORE Dollars paid to my full satisfaction by

STEGER 151, LLC, a Vermont limited liability company,

with a place of business in South Duxbury, Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **STEGER 151, LLC, a Vermont limited liability company**, and its legal representatives, successors, and assigns forever, certain lands and premises located in Waitsfield, in the County of Washington and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Carol M. Thompson by Warranty Deed of Nathan J. Martin and Nancy J. Martin dated and recorded January 28, 2022 in Book 179, pages 562-563 of the Waitsfield Land Records.

Being all and the same lands and premises conveyed to Nathan J. Martin and Nancy J. Martin by Warranty Deed of Nancy J. Martin dated June 30, 2015 and recorded in Book 157, page 346 of the Waitsfield Land Records.

Being Unit B, together with the undivided percentage interest in and to the common areas and facilities appurtenant to said apartment unit, in **FLY-IN CHALETS A**, a condominium existing under and pursuant to a Declaration of Condominium of Fly-In Chalets A dated April 30, 1979 and recorded May 8, 1979 in Book 33, pages 357-391 of the Waitsfield Land Records, which includes Exhibits (floor plans, site plan and as-built certification among them), Bylaws and Administrative Rules and Regulations, and recorded in Book 39, pages 112-146 of the Fayston Land Records.

Subject to and with the benefit of rights, restrictions, covenants, terms, rights-of-way and easements referenced in the above mentioned deeds and instruments and their records, or otherwise of record in the Town of Waitsfield Land Records or in the Town of Fayston Land Records, which are valid and enforceable at law on the 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.

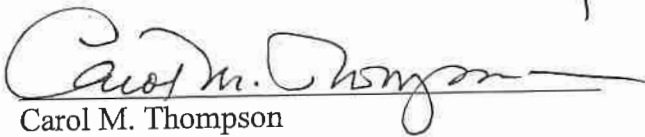
Reference may be had to the above mentioned deeds and instruments and their records, and to all prior deeds and instruments and their records, for a more particular description of the herein conveyed land and premises.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **STEGER 151, LLC, a Vermont limited liability company**, and

its legal representatives, successors, and assigns, to its own use and behoof forever; And I, the said Grantor, **CAROL M. THOMPSON**, for myself and my heirs, executors and administrators, do covenant with the said Grantee, **STEGER 151, LLC, a Vermont limited liability company**, and its legal representatives, successors, and assigns, that until the ensealing 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 aforesaid.

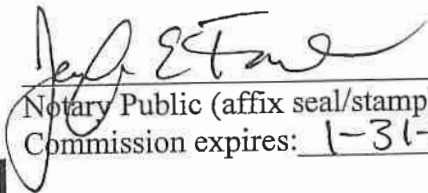
And I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand on this 15th day of May, 2024.


Carol M. Thompson

STATE OF VERMONT
Washington COUNTY, ss.

In said County on this 15th day of May, 2024, personally appeared Carol M. Thompson and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed. Before me,


Notary Public (affix seal/stamp)
Commission expires: 1-31-2025

Jennifer E. Faillace, Notary Public
STATE OF VERMONT, WASHINGTON COUNTY
Commission # 0000622
My commission expires: 01-31-2025