

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that, **Sugar Shack, LLC**, a Vermont limited liability company, with a place of business in Waitsfield, Vermont, Grantor, in consideration of TEN or MORE Dollars, paid to its full satisfaction by **Russell Chalom** of Waitsfield, Vermont, Grantee, by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **Russell Chalom** his heirs, 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 Sugar Shack, LLC by Warranty Deed of Schip Realty, LLC dated May 3, 2013 and recorded on May 6, 2013 in Book 222, Pages 275-276 of the Warren Land Records.

Being all and the same land and premises conveyed to Schip Realty, LLC by Quit- Claim Deed from James F. Schipani and Scott Schipani dated June 16, 2004 and recorded on June 25, 2004 in Book 166, Pages 566-567 of the Warren Land Records.

Being Apartment E-17 of Club Sugarbush condominium, a condominium existing under and pursuant to a Declaration of Condominium dated May 31, 1979 and recorded in Book 50, Pages 723-779 of the Warren Land Records, together, with floor plans and site plan recorded or filed therewith, all as the same may have been amended of record.

This conveyance is made subject to and, with the benefit of all easements, rights-of-way and restrictions, if any, of record; provided, however, that nothing in this paragraph shall reinstate any easements, rights-of-way or restrictions extinguished by the Marketable Record Title Act.

Reference is hereby made to the above deeds and the deeds and records therein referred to for a more complete and accurate description of the lands being hereby conveyed.

TO HAVE AND TO HOLD said granted premises, with all privileges and appurtenances thereof, to the said Grantee, **Russell Chalom**, his heirs, successors and assigns, to his own use and behoof forever. And the said Grantor, **Sugar Shack, LLC** its successors and assigns, does hereby covenant with the said Grantee, **Russell Chalom**, his heirs, successors and assigns, that until the ensembling of these presents, **Sugar Shack, LLC** 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 I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand on this 29 day of June, 2021.



Sugar Shack, LLC, By: Russell Chalom, It's
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF WASHINGTON

In said County on this 29 day of June, 2021, personally appeared Russell Chalom, duly authorized agent of **Sugar Shack, LLC** and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed. Before me,

SALLY ALLYN UTTER
Notary Public - State of Vermont
Commission #157.0011426
Expires: 01/31/2023



Notary Public
Commission expiration: