

QUIT-CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **John C. Blaise and Aren Small**, of Shelburne, County of Chittenden, and State of Vermont, Grantors, in the consideration of ONE AND MORE DOLLARS paid to my full satisfaction by **Danville Properties, LLC**, a Vermont limited liability company, Grantee, have REMISED, RELEASED, AND FOREVER QUIT-CLAIMED unto the said **Danville Properties, LLC**, all right and title which **John C. Blaise and Aren Small** or their heirs or assigns, have in, and to a certain piece of land in Fayston, in the County of Washington and State of Vermont, described as follows, viz:

Being all the same lands and premises conveyed to John C. Blaise and Aren Small by Warranty Deed of Marc Crawford, dated November 10, 2022, and recorded in Book 186 at Page 257 of the Fayston Land Records.

Being all and the same lands and premises conveyed to Marc Crawford by Warranty Deed of Brian J. Kingsbury and Kathleen Burns Kingsbury, dated July 13, 2018, and recorded in Book 159 at Page 144 of the Fayston Land Records.

Being all and the same lands and premises conveyed to Brian J. Kingsbury and Kathleen Burns Kingsbury by Warranty Deed of Todd Parker and Laura S. Parker, dated April 12, 2002, and recorded in Book 86 at Page 391 of the Fayston Land Records.

Being all and the same lands and premises conveyed to Todd Parker and Laura S. Parker by Warranty Deed of Robert E. Barrett and Babette H. Barrett, dated February 26, 2001, and recorded in Book 81 at Page 526 of the Fayston Land Records.

Being Unit #50, together with the undivided percentage interest in and to the common areas and facilities appurtenant to said unit, in the Battleground Condominium, a condominium existing under and pursuant to the Third Amended and Restated Declaration of Condominium of The Battleground, dated November 2, 2002, and recorded in Book 97 at Page 683 of the Fayston Land Records, together with plans and exhibits recorded or filed therewith, as amended.

The lands and premises conveyed hereby are subject to and benefitted by the above-referenced Declaration of Condominium, as amended, and by public highway and public utility rights, and to such rights, conditions, covenants, and rights of way and easements which are of record and are enforceable at law on the date hereof – not meaning by such language to renew, reinstate or extend the validity of an encumbrance otherwise barred by Vermont law.


Reference is made to the Waiver of Option or Right of First Refusal of the Battleground Condominium Owners' Association Inc., dated October 26, 2022, and recorded in Book 186 at Page 256 of the Fayston Land Records.

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


TO HAVE AND TO HOLD all right and title in and to said quit-claimed premises, with all the appurtenances thereof, to the said **Danville Properties, LLC**, its successors or assigns forever.

AND FURTHERMORE, the said Grantors, **John C. Blaise and Aren Small**, do for themselves and their heirs, executors, administrators or assigns, covenant with the said **Danville Properties, LLC**, that from and after the ensealing of these presents, the said **John C. Blaise and Aren Small** will have and claim no right, in or to the said quit-claimed premises.

IN WITNESS WHEREOF, we hereunto set our hands this 3rd day of July, 2024.




John C. Blaise



Aren Small

**STATE OF VERMONT
CHITTENDEN COUNTY, SS**

This record was acknowledged before me on July 3, 2024 by **John C. Blaise and Aren Small**.



Notary Public
[Stamp]

2163527.1

Christopher L. Davis
Notary Public, State of Vermont
Commission Number: 0002992
Commission Expires 1/31/2025

**ACKNOWLEDGEMENT
RETURNED RECEIVED**
(Including certificates and, if required ACT 250 disclosure statement)

RETURN NO. 2024-07-003
SIGNED Madeen Verma Asst. CLERK
DATE 7/8/2024

FAYSTON TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
DATE 7/8/2024 TIME 2:40 pm
RECORDED IN BOOK 190 PAGE 253-254
ATTEST Madeen Verma Asst. TOWN
Doc #59330