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**Prepared By:**  
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PC Law Associates  
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Vermont Bar ID: 3780

**Return To:**  
Anrock LLC  
662 Woodward Avenue  
Detroit, MI 48226

**Order Number:**  
69227232

*Rec 1st*  
**When Recorded Return To:**  
Indecomm Global Services  
1427 Energy Park Drive  
St. Paul, MN 55108

*8/924967 Rec 1st* **QUITCLAIM DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**

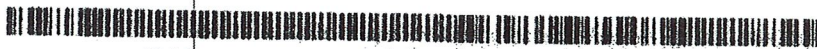
**THIS QUITCLAIM DEED**, executed this 16 day of March, 2021 by first party, Grantor, **YELLOW DOG REAL ESTATE, LLC**, a Vermont Domestic Limited Liability Company, whose address is 83 South Road, Stowe, VT 05672, to the second party, Grantee, **BRIAN C. TURNER** and **ANDREA TURNER**, husband and wife, as joint tenants with right of survivorship.

**WITNESSETH:** That Grantor, for good consideration and for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid by Grantee unto same Grantor, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto Grantee forever, all the right, title, interest and claim which Grantor has in and to a certain piece of real property in the Town of Stowe, in the County of Lamoille and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Yellow Dog Real Estate, LLC, a Vermont Domestic Limited Liability Company, by deed of Brian Turner and Andrea Saum, dated June 10, 2013, and recorded June 18, 2013, in the Stowe Land Records at Book 862, Page 313.

**BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO BRIAN TURNER AND ANDREA SAUM BY WARRANTY DEED OF MICHAEL J. MARTINI AND DONNA L. MARTINI, DATED FEBRUARY 22, 2013, AND RECORDED IN BOOK 854, PAGES 28-**

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29 OF THE TOWN OF STOWE LAND RECORDS. ALSO BEING THE SAME LANDS AND PREMISES CONVEYED TO MICHAEL J. MARTINI AND DONNA L. MARTINI BY WARRANTY DEED OF WILLIAM A. KELK, TRUSTEE TO RECONVEY, DATED APRIL 1, 1999, AND RECORDED IN BOOK 376, PAGE 78 OF THE TOWN OF STOWE LAND RECORDS, AND BEING MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

"BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO WILLIAM A. KELK, TRUSTEE TO RECONVEY, BY THE CERTIFICATE OF NON-REDEMPTION AND JUDGMENT ORDER AND DECREE OF FORECLOSURE ISSUED BY THE LAMOILLE SUPERIOR COURT IN THE MATTER ENTITLED, WILLIAM A. KELT TRUSTEE TO RECONVEY VS. SUSAN HANLAN TRUSTEE OF WATERFRONT REALTY TRUST AND TIMOTHY K. SHEEHY, TRUSTEE OF WATERFRONT REALTY TRUST, DOCKET NO. S0037-93 LACF. THE JUDGMENT ORDER AND DECREE OF FORECLOSURE DATED MAY 12, 1993 IS RECORDED IN BOOK 259, PAGES 122-125 OF THE TOWN OF STOWE LAND RECORDS. THE CERTIFICATE OF NON-REDEMPTION DATED MARCH 30, 1994 IS RECORDED IN BOOK 278, PAGE 265 OF THE TOWN OF STOWE LAND RECORDS.

ALSO BEING DESCRIBED AS A LOT OF LAND WITH BUILDING THEREON, BEING DESIGNATED AS LOT NO. 14 AS SUBSTANTIALLY SHOWN ON A PLAN OF LOTS ENTITLED, "LOT LAND OF FIRST AREA, MANSFIELD VIEW PROPERTIES, STOWE VALLEY SECTION, JAMES A. JACKSON, OWNER, STOWE, VERMONT" WHICH PLAN WAS MADE BY WALTER L. URIE, CONSULTING ENGINEER, HARDWICK, VERMONT, DATED NOVEMBER 21, 1966, AND IS FILED IN MAP FILE 94 [SLIDE 84A] IN THE STOWE TOWN CLERK'S OFFICE. SAID LOT IS ALSO DESCRIBED IN A MAP ENTITLED, "MANSFIELD VIEW PROPERTIES, STOWE, VERMONT," DATED JULY 13, 1967, AND FILED IN MAP FILE 10-W [SLIDE 860A]. TOGETHER WITH ALL APPURTENANT RIGHTS OF WAYS, SPRINGS RIGHTS, PIPE LINE RIGHTS, EASEMENTS, AND PROTECTIVE COVENANTS AND RESTRICTIONS."

THIS CONVEYANCE IS ALSO MADE SUBJECT TO AND WITH THE BENEFIT OF ANY UTILITY EASEMENTS, SPRING RIGHTS, EASEMENTS FOR INGRESS AND EGRESS, AND RIGHTS INCIDENT TO EACH OF THE SAME AS MAY APPEAR MORE PARTICULARLY OF RECORD, PROVIDED THAT THIS PARAGRAPH SHALL NOT REINSTATE ANY SUCH ENCUMBRANCE PREVIOUSLY EXTINGUISHED BY THE MARKETABLE RECORD TITLE ACT, CHAPTER 5, SUBCHAPTER 7 OF TITLE 27, VERMONT STATUTES ANNOTATED.

Property Address: 83 South Road, Stowe, VT 05672

Tax ID#: 21017

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Reference is hereby made to said deeds and their records and to all prior deeds and their records for further aid in the description of the lands and premises herein conveyed.

**TO HAVE AND TO HOLD** all right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said Grantee(s), **BRIAN C. TURNER** and **ANDREA TURNER**, husband and wife, as joint tenants with right of survivorship; and I/we, the said Grantor(s), sign and seal these presents the day and year first above written for myself and to my heirs, executors and administrators.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, I have hereunto set my hand this 16 day of March, 20 21.

Received for Record at Stowe, VT  
On 04/09/2021 at 08:11:00 AM  
Attest: Lisa Walker, Town Clerk

**YELLOW DOG REAL ESTATE, LLC**

[Signature]  
By: Brian C. Turner  
Its: Member

Transfer Received 4-9-2021  
Lisa A. Walker, Town Clerk, Stowe, VT

[Signature]  
By: Andrea Turner  
Its: Member

STATE OF Vermont  
COUNTY OF Lamoille, SS.

At Lamoille Canyon this 16 day of March, 20 21, **Brian C. Turner and Andrea Turner, Members of YELLOW DOG REAL ESTATE, LLC** personally appeared and he/she/they acknowledged this instrument by him/her/them sealed and subscribed, to be his/her/their free act and deed.

MEGAN J MAPLE  
Notary Public, State of Vermont  
Commission No. 157.0011047  
My Commission Expires 01/31/2023

Before me: [Signature]  
Notary Public  
My Commission Expires: 013123

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