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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Stephen J. Edwards and Dorrit W. Edwards**, husband and wife tenants by the entirety, both of Town of Stowe, and State of Vermont, in consideration of **TEN AND MORE DOLLARS** and other good and valuable consideration, paid to our full satisfaction by **David R. Levis**, of San Juan, Puerto Rico Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, **David R. Levis** and his successors and assigns forever, certain lands and premises in the Town of Stowe, County of Lamoille and State of Vermont, with a 911 address of 260 Mountainside, Unit C203, Stowe, Vermont and described as follows, viz:

Being all of the same land and premises conveyed to Stephen J. Edwards and Dorrit W. Edwards by Warranty Deed of Ricky Alan Myer and Sarah Elizabeth Peterson and recorded in Book 587, Page 154 of the Stowe Land Records, and more particularly described as follows:

Being all and the same lands and premises conveyed to Ricky Alan Myer and Sarah Elizabeth Peterson by Limited Warranty Deed of Federal National Mortgage Association, dated November 13, 1997, and recorded in Book 341, Pages 333-335 of the Town of Stowe Land Records. This Warranty Deed contains scrivener's errors relating to the recording information of the Declaration of First Amendment to Declaration for Mountainside Resort at Stowe Condominiums #1.

Being Condominium Unit C203 of Mountainside Resort At Stowe Condominiums #1 according to the Declaration dated December 28, 1971, and recorded in Book 66 Pages 4-41, as amended by First Amendment to Declaration dated September 5, 1981, and recorded in Book 99, Pages 452-480 of the Stowe Land Records. Included herein is the undivided interest in the common areas and limited common areas and facilities appertaining to the lands and premises conveyed herein, as set forth and described more particularly in the aforementioned Declaration and First Amendment thereto, which undivided percentage ownership in accordance with Article XXIV of the Declaration.

The property is subject to and has the benefit of all conditions, restrictions, easements, covenants, and agreements set forth in the Amended and Restated Declaration of Mountainside Condominium Phase II dated October 24, 2014 and recorded at Book 904, Page 51 of the Town of Stowe Land Records and the Amended and Restated Bylaws of Mountainside Resort at Stowe Owners Association, Inc. dated October 24, 2014 and recorded at Book 904, Page 134 of the Town of Stowe Land Records.

This conveyance is made subject to the provisions of the Condominium Ownership Act of the State of Vermont 27 V.S.A. Section 1301 et seq., and any amendments thereto, and to the conditions, restrictions, easements, covenants and agreements set forth in said Declaration, and any amendments thereto.

This conveyance is made subject to and benefit of any protective covenants, conditions and restrictions, utility easements, spring and water rights, easements for ingress and egress and rights incident to each paragraph shall not reinstate and such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27 of The Vermont Statutes Annotated.



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Reference is herein made to the aforementioned instruments, the records thereof and the references therein contained, all in further aid of this description.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **David R. Levis**, and his successors and assigns, to his own use and behoof forever;

And the said Grantors, **Stephen J. Edwards and Dorrit W. Edwards**, husband and wife, as tenants by the entirety, for ourselves and our heirs, successors and assigns, do covenant with the said Grantee, **David R. Levis** and his successors and assigns, that until the ensealing of these presents we are the sole owners 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 we hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, We have hereunto set my hand this 23 day of October, 2020.


Stephen J. Edwards

Dorrit W. Edwards

STATE OF VERMONT
COUNTY OF LAMOILLE

At Stowe, Vermont, this 23RD day of October, 2020, personally appeared **Stephen J. Edwards and Dorrit W. Edwards**, signers and sealers of the foregoing Warranty Deed and who acknowledged the same to be their free act and deed and the free act and deed, before me


Notary Public
Print Name: **LESLIE ANDERSON**
My Commission No. **0010479**
My Comm Expires Jan 31, 2021

Received for Record at Stowe, VT
On 10/29/2020 at 11:45:00 AM
Attest: Lisa Walker, Town Clerk

Transfer Received 10-29-2020
Lisa A. Walker, Town Clerk, Stowe, VT