

002062



Barcode ID: 185386

Type: LAN

File# 2020-00002062

BK1086

PG244-245

**VERMONT QUITCLAIM DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that I, Carol A. Smith, a/k/a Carol Ann Smith, of Stowe, Vermont, Grantor, for valid consideration remitted to my full satisfaction by Carol A. Smith, Trustee of the Carol A. Smith Trust u/t/a dated August 11, 2020, Grantee, have REMISED, RELEASED AND FOREVER QUITCLAIMED unto the said Grantee, Carol A. Smith, Trustee of the Carol A. Smith Trust, and her successors and assigns, all right and title which I, the Grantor, my heirs or assigns, have in and to certain lands and premises in the Town of Stowe, County of Lamoille and State of Vermont, described as follows, viz:

Being all the same lands and premises conveyed to Carol Ann Smith by Warranty Deed of Timothy Higgins and Richard Heavey, Trustees of H and H Realty Trust dated November 10, 1986 and recorded in Book 128, Page 298 of the Stowe Land Records, further being all and the same land and premises conveyed to H and H Realty Trust by Warranty Deed of A. Elmer Diskan and Louree Diskan, dated October 10, 1980 and recorded in Book 96 at Page 407 of the Stowe Land Records and being more particularly described as follows:

Being Apartment No. 6 in the Fox Hill Condominium Apartments located in the Town of Stowe in the County of Lamoille and designated as Apartment No. (6) in the Declaration establishing a plan of Condominium ownership of certain lands and buildings in said Town of Stowe, said Declaration of Fox Hill Condominium No. 1 being dated January 28, 1969 and recorded in Volume 57, Pages 329-332 of the Land Records of the Town of Stowe. Also conveying this unit's undivided interest in the common areas and facilities in said Fox Hill Condominium Apartments.

This conveyance is made in conformance with the Vermont Condominium Ownership Act, 27 V.S.A. §1301, et seq., and, as applicable, the Vermont Common Interest Ownership Act, 27A V.S.A. §1-101, et seq., and any amendments thereto, and more specifically is made subject to and has the benefit of all covenants, conditions, restrictions, liens, easements, rights of way, and other provisions contained in the Declaration, and any amendments thereto and to the By-Laws of Fox Hill Condominium Association No. 1, dated January 28, 1969 and recorded in Volume 57, Pages 333-336 of the Land Records of the Town of Stowe, and any amendments thereto.

For further particulars of the description of the property and appurtenances conveyed herein, reference is hereby made to the aforementioned deeds, and to all other deeds and instruments affecting said property and appurtenances as are recorded in the Stowe Land Records.

This is an enhanced life estate deed executed pursuant to, and with the rights and privileges set forth in, 27 V.S.A. chapter 6, the Enhanced Life Estate Deed Act (the "ELED Act"). The Grantor hereby reserves unto herself: (a) a common law life estate, with the exclusive use, possession, and enjoyment of the property; and (b) the right to convey the property. Reference is hereby made to the aforementioned deeds and records and to the deeds and records contained in those documents, in further aid of the description.

↑  
OLSON & ASSOCIATES, P.C.  
ATTORNEYS AT LAW  
↓

PO Box 1019  
188 South Main St.  
Stowe, VT 05672

802-253-7810

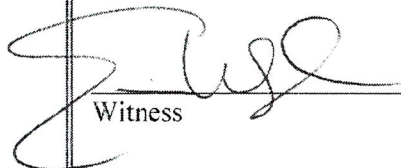
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This conveyance is made subject to and with the benefit of any mortgage deeds, protective covenants, permits, conditions and restrictions, utility easements, spring and water rights, current use restrictions, easements for ingress and egress and rights incident to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such interest extinguished heretofore by provisions of the Vermont Marketable Record Title Act as set forth in Title 27 Vermont Statutes Annotated §§601-606 and any amendments thereto.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee Carol A. Smith, Trustee of the Carol A. Smith Trust and her successors and assigns, to their own use and behoof forever. I, the said Grantor, for myself and my heirs, executors, administrators, and assigns do covenant with said Grantee, Carol A. Smith and her successors and assigns, that until the ensembling of these presents I am the sole owner of the premises and have good right and title to convey the same in the manner aforesaid, that they are FREE FROM EVERY ENCUMBERANCE, except as aforesaid, and the Grantor does hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as otherwise provided in this deed.

IN WITNESS WHEREOF, the Grantor sets her hand and seal, this 11<sup>th</sup> day of August 2020.

IN PRESENCE OF:

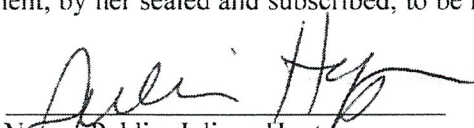
  
Witness

  
Carol A. Smith

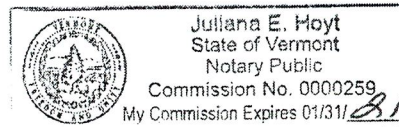
STATE OF VERMONT       )  
LAMOILLE COUNTY, SS.   )

Received for Record at Stowe, VT  
On 08/17/2020 at 03:45:00 PM  
Attest: Lisa Walker, Town Clerk

At Stowe, this 11<sup>th</sup> day of August 2020, personally appeared Carol A. Smith, known to me or suitably identified, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before Me, 

Notary Public: Juliana Hoyt  
My Commission No.: 0000259  
My Commission Expires: 01/31/2021



Transfer Received 08-17-2020  
Lisa A. Walker, Town Clerk, Stowe, VT