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Barcode ID: 446749

Type: LAN

File# 2022-00003575

BK 1180

PG 342-345

TRUSTEE'S DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Alison R. Frye (a/k/a Alison Frye Cabot), of Stowe, Vermont, Trustee of the Alison Frye Cabot Revocable Trust, u/t/a dated January 15, 2016, First Amendment and Complete Restatement, Alison R. Frye (a/k/a Alison Frye Cabot) Revocable Trust, u/t/a dated April 21, 2022, Grantor, in consideration of TEN AND MORE DOLLARS and other good and valuable consideration, paid to her full satisfaction by Ann Hance and Patrick Hance, of Manhasset, New York, Grantees, by these presents, does freely *GIVE, GRANT, SELL, CONVEY and CONFIRM* unto the said Grantees, Ann Hance and Patrick Hance, a married couple, as tenants by the entirety, and their heirs and assigns forever, certain lands and premises in the Town of Stowe, County of Lamoille and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Alison Frye Cabot, Trustee of the Alison Frye Cabot Revocable Trust, u/t/a dated January 15, 2016, by Warranty Deed of David W. Junius and Rosemary T. Hyson, dated March 21, 2022 and recorded in Book 1161 Pages 207-209 of the Stowe Land Records.

Being all and the same lands and premises conveyed to David W. Junius and Rosemary T. Hyson, by Warranty Deed of Stowe Mountain Lodge, LLC, dated July 29, 2011 and recorded in Book 809 Page 5 of the Stowe Land Records. Further being a portion of all the same lands and premises conveyed to Stowe Mountain Lodge, LLC by Warranty Deed of Spruce Peak Realty, LLC dated April 26, 2007 and recorded in Book 680 Page 155 of the Stowe Land Records, and the Warranty Deed of Spruce Peak Realty, LLC to Stowe Mountain Lodge, LLC and Stowe Mountain Lodge, LLC to Spruce Peak Realty LLC, each dated May 16, 2008 and recorded in Book 712 Page 95, except the boundary adjustment parcels conveyed by Stowe Mountain Lodge, LLC, to Spruce Peak Realty, LLC, by Warranty Deed dated May 16, 2008 and recorded in Book 712 Page 101 of the Stowe Land Records.

Being Fractional Interest 04-12 in Unit 510 of the Front Four Residences established pursuant to the Declaration of Covenants, Conditions, Easements, and Restrictions for Stowe Mountain Lodge Front Four Residences dated as of August 15, 2008, executed and recorded on September 22, 2008 in Book 726 at Page 74 of the Stowe Land Records, and all amendments thereto.

Fractional Interest 04-12 in Unit 510 is part of Spruce Peak at Stowe, a planned community situated at the base of the Spruce Peak Ski Area in

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the Stowe Mountain Resort in the Town of Stowe, Vermont, as described in the Declaration for Spruce Peak at Stowe, dated as of April 1, 2004 and recorded in Book 568 Page 5 of the Stowe Land Records, the First Amendment to the Declaration for Spruce Peak at Stowe, dated as of October 1, 2004, recorded in Book 585 Page 202 of the Stowe Land Records, the Second Amendment to the Declaration for Spruce Peak at Stowe, dated as of December 8, 2004, recorded in Book 591 Page 253 of the Stowe Land Records, the Third Amendment to the Declaration dated as of August 8, 2005, recorded in Book 621 Page 214 of the Stowe Land Records, the Fourth Amendment to the Declaration dated as of December 31, 2006, recorded in Book 638 Page 104 of the Stowe Land Records, the Corrected Fourth Amendment to the Declaration dated as of December 31, 2005, recorded in Book 643 Page 79 of the Stowe Land Records, the Fifth Amendment to the Declaration dated as of December 1, 2006, recorded in Book 666 Page 257 of the Stowe Land Records, the Sixth Amendment to the Declaration dated as of August 1, 2007, recorded in Book 690 Page 70 of the Stowe Land Records, the Seventh Amendment to the Declaration dated as of September 28, 2007 and recorded in Book 694, Page 63 of the Stowe Land Records, the

Eighth Amendment to the Declaration dated as of October 18, 2007 and recorded in Book 696 Page 74 of the Stowe Land Records, and the Ninth Amendment to the Declaration dated as of April 1, 2008 and recorded in Book 712 Page 106 of the Stowe Land Records, and all further amendments thereto.

Said Unit 510 is depicted on the plan entitled "Condominium Plan, Stowe Mountain Lodge, LLC, Fifth Floor, Spruce Peak at Stowe, Stowe, Vermont," prepared by Little River Survey Company, LLC, under seal and signature of William Kules, Professional Engineer, dated April 2008 and filed in Map Book 18 Page 7 (Slide 1072C) of the Stowe Map Files.

Fractional Interest 04-12 in Unit 510 is situated upon the lands and premises depicted on a plan entitled "Planned Community Plat, Spruce Peak at Stowe, 7320 Mountain Road, Stowe, Vermont," prepared by Little River Survey Company, L.L.C., under seal and signature of Patricia L. Kules, Licensed land Surveyor, dated June 2005, last revised April 2008 and filed in Map Book 18 Page 13 (Slide 1074A) of the Stowe Land Records. Reference also is made to the plan entitled "Subdivision Plat, Spruce Peak at Stowe, 7320 Mountain Road, Stowe, Vermont," prepared by Little River Survey Company, L.L.C., under seal and signature of Patricia L. Kules, Licensed land Surveyor, dated June 2005, last revised April 2008 and filed in Map Book 18 Pages 14-15 (Slides 1074B and 1074C) of the Stowe Map Files.

Included in the conveyance of Fractional Interest 04-12 in Unit 510 are the allocated interests appurtenant to Fractional Interest 04-12, membership in the Front Four Residences Owners Association, Inc., a Vermont nonprofit corporation organized to own and operate the

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common elements and limited common elements of the Front Four residences, membership in the Spruce Peak Master Owners' Association, Inc., a Vermont nonprofit corporation organized to own and operate the common elements and limited common elements of the Spruce Peak at Stowe planned community, and the furnishings, equipment, appliances, and other items of personalty located in Fractional Interest 04-12 in Unit 510. The allocated interest and membership interest in the Spruce Peak Master Owners' Association, Inc. shall be appurtenant to, and may not be separated from, Fractional Interest 04-12 in Unit 510.

The aforesaid Fractional Interest 04-12 in Unit 510 and its appurtenant common and limited common elements have the benefit of all easements, covenants, restrictions, rights, privileges, duties and obligations set forth in the Declaration for Spruce Peak at Stowe, Declaration of Stowe Mountain Lodge Condominium, and Declaration of Front Four Residences, all as referenced above, and any amendments thereto.

This conveyance is made in conformance with the Uniform Common Interest Ownership Act as set forth in Title 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, all of which shall be binding upon and inure to the benefit of the Grantees herein, their heirs, assigns, and successors in title, and any tenants, occupants, or other persons holding an interest in Unit 510.

Reference is hereby made to the Declaration, instruments of record, and their records, to all referenced therein and to the Stowe Land Records in aid of this description.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Ann Hance and Patrick Hance, a married couple, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and Alison R. Frye (a/k/a Alison Frye Cabot), Trustee of the Alison Frye Cabot Revocable Trust, u/t/a dated January 15, 2016, First Amendment and Complete Restatement, Alison R. Frye (a/k/a Alison Frye Cabot) Revocable Trust, u/t/a dated April 21, 2022, the said Grantor, for herself and her heirs and assigns, does covenant with the said Grantees, Ann Hance and Patrick Hance, and their heirs and assigns, that until the ensealing of these presents, she is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid; that they are free from every encumbrance except as aforesaid; and she hereby engages

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to WARRANT AND DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF, I, Kyle R. Bates, duly authorized agent of the Alison Frye Cabot Revocable Trust, u/t/a dated January 15, 2016, First Amendment and Complete Restatement, Alison R. Frye (a/k/a Alison Frye Cabot) Revocable Trust, u/t/a dated April 21, 2022, hereunto set my hand and seal this 5th day of October, 2022.

Alison R. Frye (a/k/a Alison Frye Cabot) Revocable Trust

By: Kyle R. Bates
Kyle R. Bates, its agent

STATE OF VERMONT
COUNTY OF LAMOILLE, S.S.

At Stowe, in said County, this 5th day of October, 2022, Kyle R. Bates, agent for the Alison Frye Cabot Revocable Trust, u/t/a dated January 15, 2016, First Amendment and Complete Restatement, Alison R. Frye (a/k/a Alison Frye Cabot) Revocable Trust, u/t/a dated April 21, 2022, personally appeared, and he acknowledged this instrument, by him sealed and subscribed to be his free act and deed, and the free act and deed of the Trust.

Before me, Kim L. Bruce
Notary Public

Kim L. Bruce
Notary Public-State of Vermont
Commission Expires 1/31/2023
Credential # 0007252

My Commission Expires: 01/31/2023

Received for Record at Stowe, VT
On 10/12/2022 at 10:37:00 AM
Attest: Lisa A Walker, Town Clerk & Treasure

Transfer Received 10-12-2022
Lisa A. Walker, Town Clerk, Stowe, VT