

004230



Barcode ID: 448940 Type: LAN
 File# 2022-00004230
 BK1185 PG329-330

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that WE, ROBERT HULL PAGE and LORETTA DIANE PAGE of Stowe, Vermont, Grantors, in the consideration of One and More Dollars, paid to our full satisfaction by NICHOLAS GIACOMAKIS, of Windham, New Hampshire, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, NICHOLAS GIACOMAKIS, and his heirs and assigns forever, certain lands and premises 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 Robert Page (a/k/a Robert Hull Page) and Loretta D. Page (a/k/a Loretta Diane Page) by Warranty Deed of Jane D. Reynolds dated April 28, 2014 and of record in Book 884 at Pages 215-216 of the Town of Stowe Land Records.

Further being all and the same land and premises conveyed to Jane D. Reynolds by Warranty Deed of Marvin Krasnow, Joy Krasnow, Jodi Krasnow and Rena Krasnow dated January 31, 2008 and of record in Book 702 at Page 262 of the Stowe Land Records. Further being all and the same land and premises conveyed to Marvin Krasnow, Joy Krasnow, Jodi Krasnow and Rena Krasnow by Warranty Deed of Joy Krasnow dated February 24, 1986 and recorded in Book 122 at Page 234 of the Stowe Land Records.

Being Apartment No. B in Building No. 9 of the Mount Mansfield Company Condominium Town Houses #1 located in the Town of Stowe, County of Lamoille and State of Vermont, as designated in the Declaration of Mt. Mansfield Company Condominium Town Houses #1 dated December 14, 1972 and recorded in Book 66 at Pages 305-330 of the Stowe Land Records, together with the Bylaws of the Mt. Mansfield Company Condominium Townhouses #1 annexed to the Declaration as Appendix C, dated December 14, 1972 and recorded in Book 66 at Pages 331-346 of the Stowe Land Records, as amended and restated by the Amended and Restated Declaration of Mt. Mansfield Company Condominium Townhouses #1 dated September 29, 1994 and recorded in Book 288 at Pages 151-194 of the Stowe Land Records, and as further amended by Amendment to Declaration of Mt. Mansfield Company Townhouses #1 dated Jul 31, 2003 and recorded in Book 527 at Pages 168-170 of the Stowe Land Records, and as further amended and restated by the Second Amended and Restated Declaration of Mt. Mansfield Company Condominium Townhouses #1 dated September 3, 2015 and recorded in Book 921 at Page 69 of the Stowe Land Records, as most recently amended by Fourth Amendment to The Second Amended and Restated Declaration of Mt. Mansfield Company Condominium Town Houses #1, dated December 21, 2021 and of record in Book 1152 at Pages 266-270 of the Stowe Land Records, and the same as may be further amendment and/or restated in the future.

Reference is hereby made to the instruments aforementioned, and the records thereof, and the instruments therein referred to, and the records thereof, in further aid of this description.

STACKPOLE & FRENCH
 FRENCH
 LAW OFFICES

STOWE, VERMONT 05672
 P.O. Box 819
 802.253.7339

VOL 1185 PAGE 330

This conveyance is made subject to and with the benefit of any protective covenants, permits, conditions and restrictions, utility easements, spring and water 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, Subchapter 7, Title 27, of the Vermont Statutes Annotated.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, NICHOLAS GIACOMAKIS, and his heirs and assigns, to his own use and behoof forever;

AND We, the said Grantors, ROBERT HULL PAGE and LORETTA DIANE PAGE, for ourselves and our heirs and assigns, do covenant with the said Grantee, NICHOLAS GIACOMAKIS, and his heirs and assigns, that until the sealing 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 it is **FREE FROM EVERY ENCUMBRANCE; except as aforementioned;**

AND we do hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever.

IN WITNESS WHEREOF, we, the Grantors hereunto set our hands and seal, this 29th day of November, 2022.

Robert Hull Page
By: Anna A. Black, Esq.

Attended-in-fact

ROBERT HULL PAGE

By: Anna A. Black, Esq., Attorney-in-Fact

Loretta Diane Page
By: Anna A. Black, Esq.

Attended-in-fact

LORETTA DIANE PAGE

By: Anna A. Black, Esq., Attorney-in-Fact

STATE OF VERMONT)
LAMOILLE COUNTY, SS.)

At Stowe, Vermont, this 29th day of November, 2022, personally appeared Anna A. Black, Esq., as Attorney-in-Fact for Robert Hull Page and Loretta Diane Page, and she acknowledged this instrument, by her subscribed, to be her free act and deed, and the free act and deed of the said Robert Hull Page and Loretta Diane Page.

Kyle R. Bates

Notary Public-State of Vermont Before Me,
Commission Expires 1/31/2023
Credential # 0004274

[Signature]
Notary Public

My Commission Expires: 1/31/2023
License No. 4488

[affix notary stamp above]



STACKPOLE & FRENCH
LAW OFFICES
P.O. Box 819
Stowe, Vermont 05672
802.253.7339

Received for Record at Stowe, VT
On 12/05/2022 at 02:08:00 PM
Attest: Lisa A Walker, Town Clerk & Treasure

2

Transfer Received 12.5.2022
Lisa A. Walker, Town Clerk, Stowe, VT