

DEED INTO TRUST

KNOW ALL PERSONS BY THESE PRESENTS that we, ANDREW S. MOSKOVITZ and ERIN E. MOSKOVITZ, of Johnson, Vermont, Grantors, in the consideration of One and More Dollars, paid to our full satisfaction by ANDREW SOLOMON MOSKOVITZ, AS TRUSTEE OF THE ANDREW SOLOMON MOSKOVITZ TRUST, DATED FEBRUARY 10, 2023, as may be restated or amended (hereinafter "ANDREW SOLOMON MOSKOVITZ, TRUSTEE OF THE ANDREW SOLOMON MOSKOVITZ TRUST") and ERIN ELISSE MOSKOVITZ, AS TRUSTEE OF THE ERIN ELISSE MOSKOVITZ TRUST, DATED FEBRUARY 10, 2023, as may be restated or amended (hereinafter "ERIN ELISSE MOSKOVITZ, TRUSTEE OF THE ERIN ELISSE MOSKOVITZ TRUST") Grantees, by these presents does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, ANDREW SOLOMON MOSKOVITZ, TRUSTEE OF THE ANDREW SOLOMON MOSKOVITZ TRUST and ERIN ELISSE MOSKOVITZ, TRUSTEE OF THE ERIN ELISSE MOSKOVITZ TRUST, as tenants in common, and their successors and assigns forever, a certain piece of land in the Town of Johnson, in the County of Lamoille, and State of Vermont, described as follows, viz:

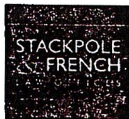
Being all and the same land and premises conveyed to Andrew S. Moskovitz and Erin E. Moskovitz by Warranty Deed of Dale Mingledorff and Rhoda Mingledorff dated November 19, 2020 and recorded on November 25, 2020 in Book 157, Pages 412-413 of the Town of Johnson Land Records, and being more particularly described as follows:

"Being all and the same land and premises conveyed to Dale Mingledorff and Rhoda Mingledorff by the Warranty Deed of Donald S. Barber and Alice K. Barber dated June 7, 1979 and of record in Book 46, Pages 470-471 of the Town of Johnson Land Records. The premises have an address of 297 Railroad Street, Johnson, Vermont.

Excepted from the premises are the following, to the extent that these rights are still existent:

1. The right of way conveyed by W.E. Tracy and Lillian E. Tracy to M. F. Mehlman to Rose C. Mehlman dated June 2, 1922 of record at Volume 28, Page 332 of the Johnson Land Records: "Conveying to these grantees and their heirs, but not their assigns, a right of way from Railroad Street to the land herein conveyed, on the south side of said brick house. Also conveying a right of way over the present road to the island in the Lamoille River owned by these grantees for the purpose of drawing gravel therefrom."
2. Rights excepted by Helen J. Hunt in a Warranty Deed to W.E. Tracy and Lillian E. Tracy dated November 23, 1921 of record at Volume 28, Page 309 stating: "Subject to all rights which the Welch and Waterman Water System have in said premises and it is under stood that this deed conveys no rights to take water from said Welch and Waterman Water System for use of buildings and premises."

This conveyance is also made subject to and with the benefit of the terms and conditions set



forth in the Mortgage Deed from Andrew Solomon Moskovitz and Erin Elisse Moskovitz to Wells Fargo Bank, N.A. in the original principal amount of \$304,000.00 dated November 20, 2020 and recorded in Book 157, Pages 418-431 of the Town of Johnson Land Records.

This conveyance is further 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.

Reference is hereby made to the above-mentioned deeds and their records, and to all prior deeds and records for a more complete and more particular description of the within described premises conveyed in this deed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, ANDREW SOLOMON MOSKOVITZ, TRUSTEE OF THE ANDREW SOLOMON MOSKOVITZ TRUST and ERIN ELISSE MOSKOVITZ, TRUSTEE OF THE ERIN ELISSE MOSKOVITZ TRUST, as tenants in common, and their successors and assigns, to their own use and behoof forever;

AND We, the said Grantors, ANDREW S. MOSKOVITZ and ERIN E. MOSKOVITZ, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, ANDREW SOLOMON MOSKOVITZ, TRUSTEE OF THE ANDREW SOLOMON MOSKOVITZ TRUST and ERIN ELISSE MOSKOVITZ, TRUSTEE OF THE ERIN ELISSE MOSKOVITZ TRUST, and their 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 aforementioned;**

AND we, ANDREW S. MOSKOVITZ and ERIN E. MOSKOVITZ, hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever.

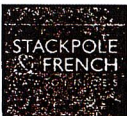
IN WITNESS WHEREOF, we hereunto set our hands this 10th day of February, 2023.



ANDREW S. MOSKOVITZ



ERIN E. MOSKOVITZ

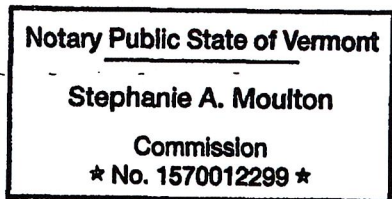


BK: 165 PG: 129
INST: 15943

STATE OF VERMONT)
COUNTY OF LAMOILLE) ss.

At Stowe, Vermont, this 10th day of February, 2023 personally appeared ANDREW S. MOSKOVITZ and ERIN E. MOSKOVITZ, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

SEAL



Before me, Steph Moulton
Notary Public
My Commission Expires: 01/31/2025
License No. 1570012299

RECEIVED FOR RECORD
Feb 17, 2023 01:00:00P
ROSEMARY AUDIBERT
TOWN CLERK
JOHNSON, VT

END OF DOCUMENT

