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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that We, **John Ricci and Rebecca T. Ricci, Grantors**, in consideration of **TEN AND MORE DOLLARS** and other good and valuable consideration, paid to our full satisfaction by **John C. Leone and Elise A. Seraydarian, Grantees**, by these presents, do freely **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said **Grantees, John C. Leone and Elise A. Seraydarian, husband and wife 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 John Ricci and Rebecca T. Ricci by Quitclaim deed of John Ricci and Rebecca T. Ricci, dated September 22, 2020 and recorded in Book 1091, Pages 93-95 of the Stowe Land Records, and being described therein as:

“Being four separate undivided $\frac{1}{4}$ interests, each in a particular rotation within Unit Number 9F, in Building Number 9 in the Village Green at Stowe Condominiums located on the south side of Town Highway 31, Cape Cod Road, so-called; and being further described as:

“Rotation A

Being all and the same land and premises conveyed to John Ricci by Warranty Deed of Ski Stowe, LLC dated July 31, 2019 and recorded in Book 1054, Page 68-70 of the Stowe Land Records.

“Rotation B

Being all and the same land and premises conveyed to John A. Ricci and Rebecca T. Ricci by Warranty Deed of Village Green at Stowe Owners Association dated October 10, 2018 and recorded in Book 1029, Pages 293-295 of the Stowe Land Records.

“Rotation C

Being all and the same land and premises conveyed to John Ricci by Warranty Deed of Bennet Epstein and Barbara Dolan dated May 1, 2019 and recorded in Book 1044, Pages 318-319 of the Stowe Land Records.

“Rotation D

Being all and the same land and premises conveyed to John Ricci by Warranty Deed of Bike Stowe, LLC dated June 27, 2019 and recorded in Book 1051, Pages 198-200 of the Stowe Land Records.

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"Each of the herein conveyed $\frac{1}{4}$ interests is further described as:

"Being a part of the same land and premises which was conveyed to Village Green at Stowe Associates by the following two Warranty Deeds:

"1. William Zoppo and Thomas Zoppo to Village Green at Stowe Associates dated October 28, 1980, recorded in Book 96, Pages 371-372 of Stowe Land Records;

"2. Land/Tech Corporation to Village Green at Stowe Associates dated October 28, 1980, recorded in Book 96, Pages 367-368 of Stowe Land Records.

"Being a portion of eleven parcels of land, denominated as Parcel A, Parcel B, Parcel 2, Parcel 3, Parcel 4, Parcel 5, Parcel 7, Parcel 8, Parcel 9, Parcel 10 and Parcel 14 on a map entitled "Plan of Land for Village Green at Stowe Associates, The Village Green at Stowe Condominium", revised to July 26, 1989, and filed in the Stowe Condominium Records.

"Also included herein is an easement to use the common areas and facilities more particularly described in the above-mentioned Amended Condominium Declaration. This conveyance is made subject to an easement in common with other Unit owners to use said common areas and facilities.

"As a further aid in this description, reference is hereby made to the aforementioned Amended Declaration and By-Laws, The Village Green at Stowe Condominium lot plan and floor plans filed with the Town of Stowe, and other deeds and instruments of record.

"The conveyance is subject to and/or benefited by the following:

"1. The provisions of the State of Vermont Condominium Ownership Act, Title 27 V.S.A. Sections 1301 through 1329, and any amendments thereto;

"2. The conditions, restrictions, easements, covenants and agreements relating to the use and ownership of said Units set forth in the Amended Condominium Declaration referred to above, and any amendments thereto;

"3. The condominium By-Laws of The Village Green at Stowe annexed to the aforementioned Amended Declaration as Appendix C, and recorded together with said Amended Declaration in the Stowe Land Records, and any amendments hereto;

"4. Easements and rights of way set forth in the Dedication and Acceptance of Easements for Village Green at Stowe Condominiums, dated December 13, 1994, and recorded in Book 291, Page 251 of the Town of Stowe Land Records;

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"5. Property rights conveyed by the Quit Claim Deed from Liberty Bank to Village Green at Stowe Owners' Association, dated January 20, 1995, and recorded in Book 292, Page 206 of the Town of Stowe Land Records;

"6. Village Green at Stowe Quartership Covenants and Conditions, dated April 2, 1986, and recorded at Book 125, Page 266.

"7. Agreement between Liberty Bank and Village Green at Stowe Owners' Association, dated January 20, 1995, and recorded in Book 291, Page 211 of the Town of Stowe Land Records. This "Agreement details the conveyance from Liberty Bank to Village Green at Stowe Owners Association, by Quit Claim Deed dated January 20, 1995, and recorded in Book 292, Page 206 of the amenities building, recreation building and office buildings which were previously foreclosed upon; and

"8. Warranty Deed from the Village Green at Stowe Associates to the Village of Stowe, dated February 2, 1990, and recorded in Book 200, Pages 237-239 of the Town of Stowe Land Records which conveyed the water system on the premises, consisting of wells and well equipment, pipes, valves, pumps, reservoir, electrical equipment, storage facilities and treatment facilities.

"Meaning and intending to unify all $\frac{1}{4}$ shares (Rotations A, B, C and D) in Unit Number 9F in Building Number 9 of the Village Green Condominiums, so that title is vested in John Ricci and Rebecca T. Ricci by and through a single instrument.

"John Ricci and John A. Ricci are the same person."

Reference is hereby made to the above-referenced instruments, deeds and declarations, and the records thereof, and to all references therein, and the respective records thereof, all in further aid of this description.

Nothing contained herein shall be construed to reinstate any encumbrance previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7, Title 27, Vermont Statutes Annotated, as amended.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said **Grantees, John C. Leone and Elise A. Seraydarian, husband and wife as tenants by the entirety**, and their heirs and assigns, to their own use and behoof forever;

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And **John Ricci and Rebecca T. Ricci**, for themselves and their heirs and assigns, do covenant with the said **Grantees, John C. Leone and Elise A. Seraydarian, husband and wife as tenants by the entirety**, that until the ensealing of these presents, they are the sole owners of the premises, and have good right and title to convey the same in the manner aforesaid; that they are free from every encumbrance, except as aforesaid; and they hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever.

IN WITNESS WHEREOF, the Grantors hereunto set their hand and seal this 30th day of October, 2020.

Received for Record at Stowe, VT
On 11/03/2020 at 12:36:00 PM
Attest: Lisa Walker, Town Clerk

John Ricci by and through
Gregory Nagurney, Esq.,
his attorney-in-fact

John Ricci, by and through
Gregory Nagurney, Esq.,
his attorney-in-fact

Rebecca T. Ricci by and through
Gregory Nagurney, Esq.,
her attorney-in-fact

Rebecca T. Ricci, by and through
Gregory Nagurney, Esq.,
her attorney-in-fact

Transfer Received 11-3-2020
Lisa A. Walker, Town Clerk, Stowe, VT

STATE OF VERMONT)
COUNTY OF CHITTENDEN) SS.

At Richmond, this ___ day of October, 2020, personally appeared Gregory Nagurney, Esq., attorney-in-fact for John Ricci and Rebecca T. Ricci and he acknowledged this instrument, by him signed and subscribed, to be his or free act and deed and the free act and deed of John Ricci and Rebecca T. Ricci.

Before me, _____
Notary Public

My commission expires: 1/31/2021

