

002513

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## Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS that I, **George Tjelios**, of Montreal, PQ, Canada, Grantor, in consideration of Ten and More Dollars paid to my full satisfaction by Grantees, **John F. Jonuskis** of Stowe, Vermont and **Algert J. Jonuskis**, of Bedford, Massachusetts, by these present do freely GIVE, GRANT, SELL AND CONFIRM unto the said Grantees, **John F. Jonuskis and Algert J. Jonuskis**, as joint tenants with rights of survivorship, 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 George Tjelios by the Warranty Deed of Trittkopf Corporation, dated December 31, 1981 and recorded in Stowe Land Records, Book 103, Pages 294-295 and being further described as follows therein:

"All and the same lands and premises conveyed to Trittkopf Corporation by Warranty Deed of Mt. Mansfield Company, Inc. dated December 17, 1980 and recorded in Book 101 Pages 27-28 of the Stowe Land Records, said lands and premises being described therein in pertinent parts as follows:

'Being Apartment No. 12 in Building No. A in The Lodge Condominiums located in the Town of Stowe in the County of Lamoille and designated as Apartment No. 12 in Building No. A in the Declaration establishing a plan of condominium ownership of certain lands and buildings in said Town of Stowe, said Declaration being dated the 8<sup>th</sup> day of December, 1980 and recorded in Book 93 at Pages 564-594 of the Land Records of the town of Stowe, Vermont, and which Apartment is herewith conveyed in conformity with Title 27 VSA, Sections 13081-1329, referred to as the "Condominium Ownership Act" of the State of Vermont, and any amendments thereto, and includes the fee in an undivided Two point four nine per cent (2.49%) interest in the common areas and facilities in said The Lodge Condominiums and the real property described in said Declaration.'

For further particulars of description of the lands and premises conveyed herein, reference is hereby made to the aforementioned Warranty Deeds and the references contained therein and to all other prior deeds and instruments of record in the Stowe Land Records as the same may apply to and affect the lands and premises conveyed herein."

This conveyance is made subject to and with the benefit of easements, rights-of-way, conditions, restrictions, and other such interests as the same may appear of record, provided however that this paragraph shall not reinstate any such interests 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 all the granted premises, together with all the privileges and appurtenances thereof, to the said Grantees, **John F. Jonuskis and Algert J. Jonuskis**, as joint tenants with rights of survivorship, and their heirs and assigns, to their own use and behoof forever; and I, the said Grantor, **George Tjelios**, for myself and my heirs and assigns, do covenant with the said Grantees, **John F. Jonuskis and Algert J. Jonuskis**, and their heirs and

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assigns, that until the ensealing 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 encumbrance;

And I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever,

IN WITNESS WHEREOF, I, **George Tjelios** hereunto set my hand and seal this 20<sup>th</sup> day of November 2013.

*George Tjelios by his attorney in fact*  
*William A. Kelk*

George Tjelios by his attorney in fact William A. Kelk

STATE OF VERMONT )  
LAMOILLE COUNTY )

At Stowe, this 20<sup>th</sup> day of November 2013 William A. Kelk, attorney in fact for George Tjelios, personally appeared and he acknowledged this instrument by him subscribed to be his free act and deed and the free act and deed of George Tjelios.

BEFORE ME: \_\_\_\_\_

Notary Public

Commission Expires: 2/10/2015

Stowe, Vt. Record Received  
11-21-2013 at 2:52 PM  
Alison A. Kaiser, Town Clerk

TRANSFER RECEIVED 11-21-2013  
ALISON A. KAISER, TOWN CLERK, STOWE, VT