

003095

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT **SCOTT F. BOARDMAN and CAROL T. BOARDMAN** of Burlington, Vermont, Grantors, in consideration of Ten or more dollars paid to their full satisfaction by **WILLIAM M. NUTT and ELIZABETH M. NUTT**, of Laguna Beach, California, Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM, unto the said Grantees, **WILLIAM NUTT and ELIZABETH NUTT**, husband and wife as tenants by the entirety, their heirs and assigns forever, a certain parcel of improved land located in the Town of Stowe, County of Lamoille and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Scott F. Boardman and Carol T. Boardman by Warranty Deed dated July 29, 2003 of MaryLou Herrmann, Trustee of the Herrmann Family Revocable Trust dated June 4, 1999 of record at Volume 528, Page 314 of the Town of Stowe Land Records and further described therein as follows:

Being all and the same land and premises conveyed to ARTHUR J. HERRMANN and MARY LOU HERRMANN, AS TRUSTEES OF THE HERRMANN FAMILY REVOCABLE TRUST, DATED JUNE 4, 1999 by Warranty Deed of MARY LOU HERRMANN, dated June 16, 1999 and recorded in Book 381, Pages 244-245 of the Town of Stowe Land Records. Also being the same land and premises conveyed to Mary Lou Herrmann by Warranty Deed of Arthur J. Herrmann, Jr., dated June 6, 1988 and recorded In Book 163, Pages 323-324 of the Town of Stowe Land Records.

Arthur J. Herrmann is deceased.

Being Condominium Unit No. 53 in Building No. 21 in the Stonybrook Condominiums and Garage No. 53 in said Stonybrook Condominiums, located on the southwestern side of Stowe Town Highway No. 10, the Barrows Road, so-called, in the Town of Stowe, County of Lamoille and State of Vermont. Included herewith is an undivided interest in the common areas and facilities in said Stonybrook Condominiums appurtenant to Unit No. 53 and Garage No. 53.

The premises are subject to and/or benefited by the following:

- (a) Amended and Restated Declaration of Stonybrook Condominiums and Amended and Restated Bylaws of Stonybrook Condominium Homeowners Association, dated October 24, 1997, and recorded in Book 340, Pages 135-188, as well as any and all subsequent amendments of record;
- (b) Vermont Condominium Ownership Act of the State of Vermont, and any amendments thereto, as set forth in Title 27 VSA H1301-1329; and
- (c) State of Vermont Land Use Permit No. 5L0737-1, dated November 20, 1984, and recorded In Book 114, Pages 549-551 of the Town of Stowe Land Records; and Administrative Land Use Permit Amendment, 5L0737-1D, dated January 31, 1989, and recorded in Book 182, Pages 151-154, and any and all amendments thereto, as well as the documents and plans referred to In said Land Use Permit and amendments which

VOL 1028 PAGE 305

impose certain conditions and restrictions in connection with development of the Stonybrook Condominium project.

This conveyance is also 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 1 Me 27, Vermont Statutes Annotated.

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

TO HAVE AND TO HOLD all our right and title in and to said granted premises, with the appurtenances thereof, to the said Grantees, **WILLIAM NUTT and ELIZABETH NUTT**, husband and wife as tenants by the entirety, their heirs and assigns, to their own use and behoof forever; and We, the said Grantors, **SCOTT F. BOARDMAN and CAROL T. BOARDMAN** for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, **WILLIAM NUTT and ELIZABETH NUTT**, their heirs and assigns, that until the ensembling of these presents we are the sole owners of the premises, and have good right and title to convey the same in the manner aforesaid, and they are **FREE FROM EVERY ENCUMBRANCE**, except as set forth above; and we hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 3<sup>RD</sup> day of October, 2018.

GRANTORS:

*Scott F. Boardman* by: *Matthew T. Daly* (POA)  
SCOTT F. BOARDMAN, by Matthew T. Daly,  
His Attorney in Fact

*Carol T. Boardman* by: *Matthew T. Daly* (POA)  
CAROL T. BOARDMAN, by Matthew T. Daly,  
Her Attorney in Fact

STATE OF VERMONT  
CHITTENDEN COUNTY, SS.

At BURLINGTON, in said County and State, this 3<sup>d</sup> day of October, 2018, personally appeared Matthew T. Daly, Attorney in Fact for **SCOTT F. BOARDMAN and CAROL T. BOARDMAN**, to me known, and he acknowledged the foregoing instrument, by him signed, to be his free act and deed and the free act and deed of **SCOTT F. BOARDMAN and CAROL T. BOARDMAN**.

Before me,

*Alec Stetson*  
Notary Public  
My Commission Expires 2/10/19

Transfer Received 10-10-2018  
Lisa A. Walker, Town Clerk, Stowe, VT

Stowe, VT. Record Received  
10-10-2018 at 2:07 p M  
Lisa A. Walker, Town Clerk