



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that we, Mark J. Maniscalco and Colleen M. Maniscalco, husband and wife, of Somers, in the County of Tolland and State of Connecticut, **GRANTORS**, in the consideration of One Dollar and Other Good and Valuable Consideration paid to our full satisfaction by Sandra Dignory Escobar, of Plainville, in the County of Hartford and State of Connecticut, **GRANTEE**, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said **GRANTEE**, Sandra Dignory Escobar and her heirs and assigns forever, a certain piece of land in the Town of Killington, in the County of Rutland and State of Vermont described as follows, viz:

Being all and the same lands and premises conveyed to Mark J. Maniscalco and Colleen M. Maniscalco by Warranty Deed of Garth F. Weber and Sally Jo Weber dated July 27, 2012 and recorded in the Town of Killington Land Records in Book 330 at Page 390 and therein more particularly described as follows:

Being all and the same lands and premises conveyed to Garth F. Weber and Sally Jo Weber by Deed of Condominium of DA Associates dated December 4, 1989, and recorded in Book 117, at Page 456 of the Sherburne Land Records and being more particularly described as follows:

Being all and the same lands and premises conveyed to DA Associates by Dennis K. Cummings and Beverly A. Cummings, husband and wife, by deed dated December 16, 1988 and recorded in Book 113, Page 088 of the Sherburne Land Records and more particularly described as follows:

Being all and the same lands and premises conveyed to Dennis K. Cummings and Beverly A. Cummings, husband and wife, by DA Associates by deed dated December 19, 1987, and recorded in Book 103, Page 079 of the Sherburne Land Records and more particularly described as follows:

Being Unit C1 of the Fall Line Townhouses as shown on a plan entitled "Fall Line Townhouses Site Plan (Lot Plan) Owner: DA Associates, Roaring Brook East Rd, Sherburne, VT, Sheet 1 of 1" prepared by Roberts & Franzoni, Inc. dated December 11, 1986, and revised through November 27, 1989, and filed in Map Hanger 11, Page 32, and a plan entitled "Fall Line Townhouses, Building 'C' Owner: DA Associates, Roaring Brook East Rd., Sherburne, VT, Sheet 1 of 3" prepared by Roberts & Franzoni, Inc. dated December 11, 1986, and filed in Map Hanger 7, Page 3 in the Town of Sherburne Map Books, together with an undivided 1.57% interest in the Common Areas and Facilities and 1.57% share of common costs and expenses in accordance with the Declaration and Bylaws of the Condominium.

The within conveyed lands and premises are a portion of those lands and premises conveyed to DA Associates, by Killington, Ltd. by deed dated August 26, 1985 and recorded in Book 81, Page 70 of the Sherburne Land Records, together with those rights and interests, and subject to the obligations of the Sewage Agreement between DA Associates and Killington, Ltd., dated June 7, 1985 and recorded in Book 81, Page 86 of the Sherburne Land Records.

The within conveyed lands and premises are subject to and benefitted by the Declaration and Bylaws of the Fall Line Townhouses dated December 29, 1986 and recorded December 30, 1986 in Book 93, Pages 141-199 of the Sherburne Land Records and Amendment #1 to Declaration of Condominium dated December 10, 1987 and recorded in Book 102, Page 485 of the Sherburne Land Records. By acceptance of this deed, the Grantees acknowledge and agree that they are their heirs and assigns shall be bound by the Declaration, Bylaws and Regulations of the

KENLAN  
SCHWIEBERT  
FACEY  
& GOSS, P.C.  
P.O. BOX 578  
RUTLAND, VERMONT  
05702 0578



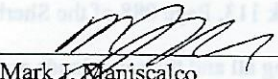
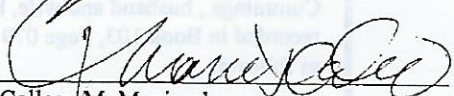
Condominium, as amended, from time to time, which Declaration, Bylaws and Regulations and their amendments are incorporated by reference, and shall run with the land.

The Fall Line Townhouses shall be used for residential purposes only and not for any business or commercial use except the leasing of such units for residential purposes, and the Fall Line Townhouses are also subject to and benefited by certain rights of way, easements, covenants, exceptions and reservations specified in the Declaration, and to Land Use Permit No. 1R0586.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said GRANTEE, Sandra Dignory Escobar, and her heirs and assigns to their use and behoof forever;


And, we, Mark J. Maniscalco and Colleen M. Maniscalco, husband and wife, the said GRANTORS, for ourselves and our heirs and assigns, do covenant with the said GRANTEE, and his/her/their heirs and assigns, that until the enscaling of these presents, we are the sole owner of the premises and have good right and title to convey the same in manner aforesaid, that the premises are FREE FROM EVERY ENCUMBRANCE, except as aforesaid; and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as set forth in the aforesaid deed.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 4<sup>th</sup> day of March, 2016.

  
Mark J. Maniscalco  
  
Colleen M. Maniscalco

STATE OF VERMONT  
RUTLAND COUNTY, ss.

At Killington, Vermont, this 4<sup>th</sup> day of March, 2016, personally appeared Mark J. Maniscalco and Colleen M. Maniscalco and they acknowledged this instrument by them, sealed and subscribed, to be their free act and deed.

Before me,   
Notary Public, Comm. Exp. 02/10/19

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Vermont Property Transfer  
32 V.S.A. Chap. 231  
-ACKNOWLEDGEMENT-  
Return No. 2015-0257 ASST.  
Signed Bub G. Myles Clerk  
Date 3/7/16

Received for Record at Killington, VT  
On 03/07/2016 At 12:15:00 pm

ATTEST:   
Town Clerk

KENLAN  
SCHWIEBERT  
FACEY  
& GOSS, P.C.  
P.O. BOX 578  
RUTLAND, VERMONT  
05702-0578