

107 815

WARRANTY DEED

Barcode ID: 77584 Type: LAN
Recorded: 12/20/2021 at 04:40:00 PM
Fee Amt:
Mendon, Vermont, Town Clerk's Office
Nancy Gondella - Town Clerk
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BK **107** PG **815-817**

KNOW ALL PERSONS BY THESE PRESENTS THAT T.P. HOSPITALITY LLC, a Vermont corporation with offices in the Town of Mendon, in the County of Rutland and State of Vermont, Grantor, in consideration of TEN AND MORE DOLLARS (\$10.00) paid to its full satisfaction by RCVM, LLC, a Vermont Limited Liability company with principal place of business in Mendon, in the County of Rutland and State of Vermont, Grantee, by these presents does freely GIVE, GRANT, CONVEY and CONFIRM unto the said Grantee, RCVM, LLC, and its successors and assigns forever, a certain parcel of land in the Town Mendon, County of Rutland and State of Vermont, described as follows:

Being all the same lands and premises as conveyed to T.P. Hospitality, LLC by Warranty Deed of GTFOOT, LLC dated February 1st, 2008, and recorded in Book 88, page 266 of the Town of Mendon Land Records, and more particularly described as follows:

Being all and the same lands and premises conveyed to GTFOOT, LLC by Harris L. Zuckerman and Susan R. Zuckerman by Warranty Deed dated February 1, 2001, and recorded at Book 64, Page 514 of the Mendon Land Records.

Also being all and the same lands and premises conveyed to Harris L. Zuckerman and Susan R. Zuckerman by limited warranty deed of Chittenden Trust Company d/b/a Chittenden Bank dated June 21, 1993 and recorded June 23, 1993 in Book 48, Page 40 of the Land Records of Mendon, Vermont.

PARCEL A: Beginning at a point in the easterly line of Woodward Road, which point marks a southerly corner of lands now or formerly of Hussak, and at the southwesterly end of a stonewall; thence N 33 degrees 56' East along said stone wall and the southeasterly line of Hussak a distance of 435 feet to a point; thence S 19 degrees 02' East a distance of 439 feet to a point; thence S 45 degree 40' East a distance of 25 feet to a point; thence N 63 degrees 55' East a distance of 130 feet to a point; thence N 81 degrees 05' East a distance of 80 feet to a point; thence S 77 degrees 25' East a distance of 45 feet to a point; thence S 01 degrees 35' West a distance of 135 feet to a point; thence S 09 degrees 55' East a distance of 224.97 feet to a point in the northerly line of lands now or formerly of Odyssey Enterprises, Inc., thence S 77 degrees 57' West along the northerly line of said Odyssey Enterprises, Inc., a distance of 182 feet to an iron pipe in the easterly line of Woodward Road; thence

northwesterly and turning northerly along the easterly line of Woodward Road a distance of 680 feet, more or less, to the point and place of beginning. Containing 5.7 acres, more or less.

Said lands and premises are subject to easements and rights of way as set forth in a Warranty Deed from Dennis Tallagnon and Bonnie R. Tallagnon to Elliot and Mary T. Schwartz recorded dated June 30th, 1988 and recorded in Book 38, page 179 of the Town of Mendon Land Records reference to said Deed and land records may be had for a further and more particular description of the aforementioned Warranty Deed.

PARCEL B; Beginning at a point in the southeasterly line of lands now or formerly of Hussak, which point is N 33 degrees 56' East a distance of 435 feet from an iron pipe at the southwesterly end of the stonewall and in the easterly line of Woodward Road (being the point of beginning of the "Red Clover Inn" Parcel described above); thence from said point of beginning N 33 degrees 56' East along said stonewall and the southeasterly line of Hussak a distance of 311.25 feet to an iron pipe marking a southwesterly corner of lands now or formerly of Old Turnpike Corp.; thence N 83 degrees 28' East along the southerly line of said Old Turnpike Corp. a distance of 139.46 feet to an iron pipe; thence N 83 degrees 53' 30" East along the southerly line of said Old Turnpike Corp. a distance of 159.55 feet to an iron pipe; thence approximately S 27 degrees 51' East a distance of 444 feet, more or less, to a point; thence S 61 degrees 40' West a distance of 135 feet to a point; thence S 49 degrees 55' West a distance of 130 feet to a point; thence S 25 degrees 40' West a distance of 137 feet to a point; thence N 77 degrees 25' West a distance of 45 feet to a point; thence S 81 degrees 05' West a distance of 80 feet to a point; thence S 63 degrees 55' West a distance of 130 feet to a point; thence N 45 degrees 40' West a distance of 25 feet to a point; thence approximately N 19 degrees 02' West a distance of 439 feet, more or less, to the point and place of beginning. Containing 7.1 acres.

There is included in this conveyance those rights of way and easements specifically referred to as No.3 (Driveways right of way and easement) and No.4 (Common Water Systems) in the deed from Dennis J. Tallagnon and Bonnie R. Tallagnon to Elliot and Mary T. Schwartz dated July 8, 1986 and recorded in Book 33, page 333 of the Mendon Land Records.

There is specifically reserved to Dennis J. Tallagnon and Bonnie R. Tallagnon, husband and wife, their heirs and assigns, those rights of way and easements No. 1 (Sewer line right of way and easement) and No.2 (Road right of way and easement) referred to in the above referenced deed from Dennis J. Tallagnon and Bonnie R. Tallagnon to Elliot Schwartz and Mary T. Schwartz dated July 8, 1986 and recorded in Book 33, Page 33 (sic) of the Mendon Land Records.

This conveyance is subject to Land Use Permit No. EC-1-0925, dated July 28, 1986 and recorded in Book 33, page 453 of said land records.

Also conveyed herewith, by Quit Claim only, are all lands lying within the limits of any adjoining highway right of way.

This conveyance is subject to all easements and rights of way of record.

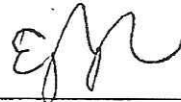
This property is known as, and has an address of 54 Red Clover Lane, Mendon, Vermont.

Reference is hereby made to the above mentioned deeds, the records thereof and the references therein contained, all in further aid of this description.

TO HAVE AND TO HOLD said granted premises with all privileges and appurtenances thereof, to the said Grantee, **RCVM, LLC**, and its successors and assigns forever, to its own use and behoof forever; and the said Grantor, **T.P. HOSPITALITY, LLC**, for itself its successors and assigns, does covenant with the said Grantee, **RCVM, LLC**, its successors and assigns forever, that until the ensealing of these presents it is the sole owner of the premises and has good right and title to convey the same in manner aforesaid, that they are free from every encumbrance, except for existing easements, restrictions, and rights of way of record and as aforesaid; (provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, V.S.A.); and it hereby engages to warrant and defend the same against all lawful claims whatever.

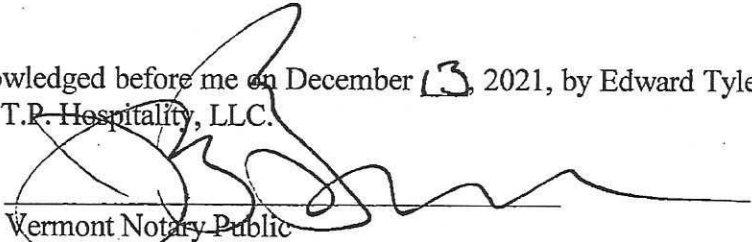
IN WITNESS WHEREOF, the undersigned executes this deed on December 13, 2021.

T.P. HOSPITALITY LLC.

By:  L.S.
Edward Tyler III,
Duly Authorized Agent

STATE OF VERMONT
COUNTY FRANKLIN

This record was acknowledged before me on December 13, 2021, by Edward Tyler III, Duly Authorized Agent of T.P. Hospitality, LLC.


Vermont Notary Public
Print Name

Commission Number:

Commission Expiration date:

Jesse D. Bugbee, Esq.
Notary Public, State of Vermont
My Commission Number: 157.0006165
My Commission Expires: 1/31/2023