

Vermont Property Transfer Tax
32 V.S.A. Chap. 231

-ACKNOWLEDGEMENT-

Return No. 2608 Date 3-11-2026

Julia Smith Clerk

Prepared By:

Name: Emily Christianson
Address: 1108 Moorefield Creek Road
Vienna, VA 22180

After Recording Return To:

Name: Arnold Christianson
Address: 208 Great Hawk Road
Rochester, VT 05767

ROCHESTER TOWN CLERK'S OFFICE

REC'D FOR RECORD 3:11 A.D. 2026

AT 2 O'CLOCK 00 MINUTES PM

AND RECORDED IN BOOK 114 **PAGE** 125

ATTEST Julia Smith TOWN CLERK

Space above this line for recorder's use only

VERMONT QUITCLAIM DEED

STATE OF VERMONT
WINDSOR COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000) in hand paid to EMILY CHRISTIANSON, a single female, residing at 1108 MOOREFIELD CREEK ROAD, VIENNA, VA 22180 (hereinafter known as the "Grantor(s)") hereby remise, release, and forever quitclaim to ARNOLD CHRISTIANSON, a single male, residing at 208 GREAT HAWK ROAD, ROCHESTER, VERMONT 05767 (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Windsor County, Vermont, to-wit:

208 Great Hawk Road, Rochester, VT 05767- 4 Bedroom, 2 bath Chalet style home on 1.2 acres located in the Great Hawk Development.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Emily Christianson

Grantor's Signature

Emily Christianson
Grantor's Name

1108 Moorefield Creek Road
Street Address

Vienna, VA 22180
City, State & ZIP

STATE OF District of Columbia

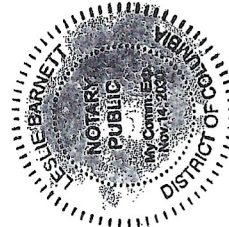
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emily Christianson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this March 4 2021 (mm/dd/yyyy)

Lusci Barnett
Notary Public

My Commission Expires: 11-14-2030



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that we, Thomas E. Grillo and Anne L. Grillo, husband and wife, of the Town of Plymouth, County of Plymouth and Commonwealth of Massachusetts, GRANTORS, in the consideration of One Dollar and Other Good and Valuable Consideration paid to our full satisfaction by Arnold F. Christianson, Jr., and Emily M. Christianson, of the Town of Vienna, County of Fairfax and Commonwealth of Virginia, GRANTEES, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said GRANTEES, Arnold F. Christianson, Jr., and Emily M. Christianson, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land and premises in the Town of Rochester, in the County of Windsor, and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Thomas E. Grillo and Anne L. Grillo, husband and wife, by Warranty Deed of Barry J. Hyman and Cheryl A. Hyman, husband and wife, dated December 21, 2010, and recorded on December 27, 2010, in Book 90, Page 73 of the Town of Rochester Land Records and being more particularly described in Schedule A attached hereto.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said GRANTEES, Arnold F. Christianson, Jr., and Emily M. Christianson, husband and wife, as tenants by the entirety, and their heirs and assigns to their use and behoof forever;

And, we, Thomas E. Grillo and Anne L. Grillo, husband and wife, the said GRANTORS, for ourselves and our heirs and assigns, do covenant with the said GRANTEES, Arnold F. Christianson, Jr., and Emily M. Christianson, husband and wife, as tenants by the entirety, and 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 manner aforesaid, that they 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 11 day of December, 2020.

ROCHESTER TOWN CLERK'S OFFICE
REC'D FOR RECORD 12.18.A.D. 2020
AT 9 O'CLOCK 00 MINUTES AM
AND RECORDED IN BOOK 106 PAGE 480-481
ATTEST Julie Smith TOWN CLERK

Thomas E. Grillo
By John A. Facey, his Attorney-in-Fact
Anne L. Grillo
By John A. Facey, her Attorney-in-Fact

STATE OF VERMONT
RUTLAND COUNTY, ss.

At Rutland, Vermont, this 11th day of December, 2020, personally appeared John A. Facey, III, Attorney-in-Fact for Thomas E. Grillo and Anne L. Grillo, and having been duly sworn, acknowledged his signature on the foregoing instrument to be his free act and deed and the free act and deed of Thomas E. Grillo and Anne L. Grillo.

Before me, Lois V. Baldwin
Notary Public/Stamp

FACEY GOSS & McPHEE P.C.
PO BOX 578
RUTLAND, VT 05702
802 773 3300

G:\Users\Jack\Grillo, Tom & Anne\Deed\Warranty Deed
Notary Public
State of Vermont
LOIS V. BALDWIN
Commission
* No. 1570009393 *

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32 V.S.A. Chap. 231

-ACKNOWLEDGEMENT-

Return No. 20.106 Date 12.18.2020

1 Julie Smith Clerk

SCHEDULE A

Being all and the same lands and premises conveyed by Warranty Deed of Jennifer M. Toriello to Barry Barry J. Hyman and Cheryl A. Hyman dated February 10, 2005, and recorded in Book 77 at Page 473 of the Rochester Land Records, and being more particularly described as follows:

Being all and the same lands and premises conveyed by Warranty Deed of Andrea S. Christensen to Jennifer M. Toriello which deed is dated July 9, 2001 as recorded July 10, 2001 in Book 68, Page 53-55 of Rochester Vermont Land Records and being more particularly described as follows:

Being Lot No. 6 of the Great Hawk Plan of Lots according to a survey map duly recorded in Rochester Town Records, and being more particularly described as follows:

Beginning at an iron pipe set in the westerly edge of the right-of-way of Great Hawk Road and set in the northerly boundary line of Lot 7 of the Great Hawk Colony and which point of beginning marks the southeasterly corner of Lot 6 hereby conveyed; thence North 15 10' West along the right-of-way of Great Hawk Road 300 feet, more or less, to a point; thence North 55 00' West along said right-of-way 50 feet to a point marking the northerly corner of Lot 6; thence South 43 West along said right-of-way 160 feet to a point; thence South 10 30' West 79 feet to a point; thence South 37 30' West 105 feet, more or less, to a point marking the southwesterly corner of Lot 6; thence in an easterly direction along the northerly boundary of Lot 7 on a straight line 312 feet, more or less, to the point of beginning.

This conveyance is made subject to all of the Protective Covenants which run with the land and which are of record in Rochester Town Land Records, and the within Grantees by acceptance of this deed agreeably accept this conveyance subject to those Protective Covenants, and acceptance of the same is a part of the consideration for this deed received by the within Grantor. The Covenants hereby incorporated by reference are dated September 26, 1968, and recorded in Book 35 at Page 571 of the Rochester Land Records, and Addendum to Covenants dated October 10, 1968, and recorded in Book 35 at Page 578.

Also hereby conveyed in an equitable ownership interest in Great Hawk Cooperative Water System No. 1, including the use and enjoyment of the facilities of such system as the same presently exist and serve the premises hereby conveyed, and the terms and conditions of the "Great Hawk Cooperative Water System Agreement" dated January 7, 1970, and recorded in Book 31 Page 379 of Rochester land Records are incorporated herein by reference, and these premises are conveyed subject to the same and the Grantees by acceptance of this deed agreeably accept and consent to the provisions of said Agreement.

This conveyance is also subject to the Declaration of Unified Protective Covenants of Great Hawk Colony dated August 28, 1992 and recorded in Book 56, page 406-17 of the Rochester Land Records.

This conveyance is made subject to and with the benefit of utility easements, public rights of way, as may appear more particularly of record; provided, however, that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated.