This instrument prepared by:

Name: Robert B. Sedgwick

Address: 1319 Brandon Mtn Rd.

Rochester, VT 05767

Parcel ID# 00007R498

Enhanced Life Estate Deed
(Lady Bird Deed)

This deed, made this 19th date of March, 2026, by Robert B. Sedgwick whose address is 1319 Brandon Mtn Rd, Rochester, VT 05767 hereinafter called the Grantor(s), to Donna Boumil-Sedgwick whose address is 2319 US Rte 2N, Alburgh, VT 05440 hereinafter called the Grantee Beneficiary (ies).

For good and valuable consideration paid by the Grantee Beneficiary, the receipt of which is hereby acknowledged, the Grantor does transfer and convey the following described property to the Grantee Beneficiary effective on the Grantor's death, all that certain land situated in Windsor, County, Vermont, to wit:

(Legal Description of Property)

SPAN # 525-165-11103 PARCEL ID 00007R498

A parcel of land southerly of and adjoining Route #73 in the Town of Rochester, Vermont, and being a portion of the same lands and premises described in a warranty deed dated 26 March 1960, from D. Richard and Lois M. Stoddard and Alison and Hilda Stoddard to the herein Winston D. and Marion M. Ainsworth, as recorded at Book 33, Page 158 of the Rochester Land Records. The parcel hereby conveyed is more particularly described as follows:

Beginning at a point at or near the southerly edge of the right of way of Route 73, said point being marked by an iron pipe and being the northeast corner of the parcel hereby conveyed and the northwest corner of lands of one Alison Stoddard;

RBS

Thence S 30 E, 350 feet along a westerly boundary line of Alison Stoddard to a point marked by an iron stake, which stake marks the southeast corner of the parcel hereby conveyed;

Then N 87 30'W, 613 feet, more or less, along lands retained by the herein Grantors, to a point marked by an iron pipe set in a hedgerow and wire fence line, said iron pipe marking the southwest corner of the parcel hereby conveyed;

Thence northerly 230 feet, more or less, along a fence line and hedgerow and following easterly boundary line of lands of Simpson, to the point where said fence line intersects with the southerly boundary line of Route #73;

Thence easterly along the southerly boundary line of Route #73, 430 feet, more or less, to the place of beginning.

The Grantor reserves a life estate for himself/herself during the Grantor's lifetime coupled with an unrestricted power to convey during the Grantor's lifetime, which includes the power to sell, gift, mortgage, lease and otherwise dispose of the property, and to retain the proceeds from the conveyance.

RBS

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Amanda Costello
Witness 1 Signature as to first Grantor

Amanda Costello
Witness 1 Printed Name

1 North Main St. Suite 1
Alburgh, VT 05440
Witness 1 Address

Danielle James Choiniere
Witness 2 Signature as to First Grantor

Danielle James Choinière
Witness 2 Printed Name

1 N. main St Suite 1
Alburgh, VT 05440
Witness 2 Address

Robert B. Sedgwick
Signature of Grantor

Robert B. Sedgwick
Printed Name of Grantor

1319 Brandon Mtn. Rd
Rochester, VT 05767
Post Office Address

STATE OF Vermont

COUNTY OF Grand Isle

The foregoing ~~instrument~~ was acknowledged before me by means of

Physical ~~presence or~~ online notarization, the

19th day of March, 2026 by Cheryl Dunn

Who is personally known to me or has produced _____

As identification and who signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Cheryl Dunn

Notary Signature

CHERYL DUNN
Notary Public
VERMONT

Cheryl Dunn

Notary Printed Name

Commission Number : 157.000 3071

Commission Expiration January 31, 2027

ROCHESTER TOWN CLERK'S OFFICE
REC'D FOR RECORD 3·23 A.D. 2026
AT 1 O'CLOCK 15 MINUTES PM
AND RECORDED IN BOOK 114 PAGE 131-134
ATTEST Julie Smith TOWN CLERK

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
Return No. 26·10 Date 3·23·2026
Julie Smith Clerk