

**ACKNOWLEDGEMENT**

Return Received

Return No. 22-05

Signed Ami Scott, Clerk

Date Jan 25, 2022

**WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS:**

THAT I, **Addy Lea Turnbull** of Stockbridge, in Windsor County and State of Vermont, Grantor, in consideration of the sum of One Dollar and Other Good and Valuable Consideration paid to my full satisfaction by **Joseph William Hofmann and Blair Cox Hofmann**, of Siler City, in Chatham County and State of North Carolina, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, **Joseph William Hofmann and Blair Cox Hofmann**, husband and wife, as Tenants by the Entirety, and their heirs and assigns forever, certain premises in Stockbridge, County of Windsor, and State of Vermont, described as follows:

Being all and the same lands and premises conveyed to Addy Lea Turnbull by Warranty Deed of Gregory J. Boulbol and Janis K. Boulbol dated June 1, 2017 and recorded in Book 82, Page 20 in the Town of Stockbridge Land Records and which is 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, **Joseph William Hofmann and Blair Cox Hofmann**, husband and wife, as Tenants by the Entirety, and their heirs and assigns, to their own use and behoof forever; and I, **Addy Lea Turnbull**, the said Grantor, for myself and my heirs and assigns, do covenant with the said Grantees and their heirs and assigns, that until the ensembling of these presents, I am the sole owner 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 I hereby

MARYLOU SCOFIELD  
ATTORNEY AT LAW  
335 KILLINGTON ROAD  
P.O. BOX 102  
KILLINGTON, VERMONT 05751

STOCKBRIDGE TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD/DISCHARGE

This 25<sup>th</sup> Day of Jan A.D., 2022

At 10:30 O'Clock AM

Received And Recorded in Vol. 87

At Page 429-431

Attest Ami Scott Town Clerk

engage to **Warrant and Defend** the same against all lawful claims whatsoever, except as aforesaid.

**IN WITNESS WHEREOF**, **Addy Lea Turnbull** has hereunto caused her hand and seal to be affixed this 20<sup>th</sup> day of January, 2022.

*Addy Lea Turnbull  
by Samantha Longo  
Her Attorney in Fact*

**ADDY LEA TURNBULL**

By: Samantha Longo  
Her Attorney in Fact

STATE OF Vermont ]  
COUNTY OF Rutland ]

The foregoing instrument was acknowledged before me at Killington (town/city) this 20<sup>th</sup> day of January 2022, by **Samantha Longo, attorney in fact for Addy Lea Turnbull** as her free act and deed and the free act and deed of **Addy Lea Turnbull**.

Before me,

My Commission Expires  
1/31/2023

*E. Knust*  
\_\_\_\_\_  
Notary Public

Notary Public State of Vermont  
Emily Anne Knust  
My Comm. Expires 01/31/2023  
Commission  
★ No. 1570014010 ★

MARYLOU SCOFIELD  
ATTORNEY AT LAW  
335 KILLINGTON ROAD  
P.O. BOX 102  
KILLINGTON, VERMONT 05751

A true copy. Attest:

*Joe Scott*

Town Clerk

Being all and the same lands and premises conveyed to Gregory J. Boulbol and Janis K. Boulbol by Warranty Deed dated September 17, 2009 and recorded in Book 73, Page 454 in the Stockbridge Land Records and being further described as follows:

Being the same lands and premises described as Parcel 1 on a survey titled "SUBDIVISION FOR: RAYMOND BURCHYNS 38 STONY BROOK ROAD STOCKBRIDGE, VERMONT", by Robert W. Farnsworth, dated October 24, 2005, last revised December 10, 2006 to be recorded in the Stockbridge Land Records; and

Being a portion of those lands and premises conveyed to Priscilla T. Burchyns by Warranty Deed of Jerry E. Thompson and Lisa M. Thompson dated January 28, 2005 and recorded in the Town of Stockbridge Land Records in Book 65 Page 477 and therein more particularly described as follows:

Beginning at an iron re-rod with cap located in the south side of Vermont Route 107 and marking the northwest corner of the herein described lands and premises; thence proceeding along the south side of said Route 107 South 86 degrees 24 minutes 33 seconds East a distance of 370.00 feet to an angle point marking the northeast corner of the herein described lands and premises; thence turning and proceeding along the western side of Stony Brook Road South 21 degrees 53 minutes 18 seconds East a distance of 469.38 feet to a re-rod with cap said re-rod with cap marking the southeast corner of the herein described lands and premises; thence turning and proceeding South 79 degrees 45 minutes 05 seconds West along a common boundary line with lands known as Parcel 2 of the Burchyns property a distance of 384.67 feet to a re-rod with cap; thence proceeding South 06 degrees 57 minutes 50 seconds East 729.67 feet along a common boundary line with said Parcel 2 to re-rod and cap which re-rod and cap marks the southwest corner of the herein described lands and premises; thence turning and proceeding along a marked line North 11 degrees 28 minutes 40 seconds West a distance of 1,277.00 feet to the re-rod and cap marking the point and place of beginning. Said parcel to contain 5.05 acres be the same, more or less.

Excepting out of the above described property are the following parcels of land:

1. Conveyed to DSB Real Estate Partners, LLC by Quit Claim Deed dated October 20, 2006 and recorded in Book 69 Page 296 of the Town of Stockbridge Land Records;
2. Conveyed to the Vermont Agency of Transportation by Warranty Deed Dated August 7, 2009 and recorded in Book 73 Page 324 of the Town of Stockbridge Land Records; and
3. Conveyed to the Vermont Agency of Transportation by Warranty Deed Dated September 14, 2009 and recorded on September 15, 2009 in Book ~~73~~ Page ~~429~~ of the Town of Stockbridge Land Records.

The above property is subject to Waterwater Permit #WW-3-1253 dated November 21, 2006 and recorded in the Town of Stockbridge Land Records in Book 70 Page 546.

The above property is subject to an easement for the installation, operation, maintenance and repair of a water well and pipeline as more particularly set forth in a deed from Priscilla T. Burchyns to DSB Real Estate Partners, LLC dated October 20, 2006 and recorded in Book 69 Page 296 of the Town of Stockbridge Land Records.

The above property, is also subject to an easement and right-of-way over an existing driveway located along the easterly side of Parcel 1, for the benefit of Parcel 2, as depicted on said above-referenced survey, for the purposes of ingress and egress for all manner of vehicles and pedestrian traffic, as more particularly described in said above referenced survey.

The driveway shall not deviate from its present location on the herein conveyed Parcel 1.

A true copy. Attest:

*Ann Scott*

Town Clerk