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VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that We, Louis Helmuth and Lisa Steindler, of San Francisco, County of San Francisco and State of California, GRANTORS,

IN CONSIDERATION of good and valuable consideration paid to my full satisfaction by Brian Shebairo, of Bethel, County of Windsor and State of Vermont, GRANTEE, by these presents, do freely,

GIVE, GRANT, SELL, CONVEY, and CONFIRM unto the said GRANTEE, Brian Shebairo, thus to him and to his heirs and assigns forever, a certain piece of land in the Town of Rochester, County of Windsor and State of Vermont, described as follows, viz:

Being a parcel of land with improvements thereon standing now known and numbered as 162 Campbell Road, Rochester, Vermont, and being all and the same lands and premises as conveyed to Louis Helmuth and Lisa Steindler by the Warranty Deed of Joel R. Kerwin and Jeanne R. Kerwin, dated August 14, 2006 and recorded at Book 82, Page 65 of the Rochester Land Records, and described therein more particularly as follows:

"Being a parcel of 54.97 acres, more or less, with dwelling and outbuildings thereon located on both sides of Town highway No. 43 in the section of Rochester known as Liberty Hill, with a 911 address of 162 Campbell Road. Being all and the same land and premises conveyed to Joel R. Kerwin and Jeanne R. Kerwin, husband and wife, by the Warranty Deed of Thomas Melick, widower, dated May 6, 1994 and recorded in Book 59, Pages 38-39 of the Town of Rochester land records. Further described as being the remaining portion of the lands and premises conveyed to Thomas Melick and Josephine S. Melick (deceased), as husband and wife, by warranty deed of Robert A. Melsheimer and Frances S. Melsheimer dated May 29, 1961 and recorded in Book 33 at page 207 of the Rochester land records, to which deed, the deed therein mentioned and the Rochester land records reference may be had in aid of this description.

The property herein conveyed is more particularly described as the former "Will Pember Place" and is all of the land and premises conveyed to Melick by Melsheimer except two adjacent parcels totaling approximately 10.0 acres which were conveyed to Steven and Nancy Post by Thomas Melick, the first deed dated May 10, 1979 and recorded in Book 41 at page 202 and the second by deed dated December 2, 1989 and recorded in Book 52 at pages 474-476.

A perimeter survey of the entire parcel conveyed to Melick by Melsheimer is recorded in Map Book 1 at page 22.

Also conveyed herein by quitclaim only are all lands that lie between the centerline of adjoining highways and edge of the right of way as it abuts the property herein conveyed. Excepting and reserving such rights as the public may have in and to the strip of land 24.75 feet in width which is within the highway right of way."

Included in this conveyance is a 1/2 interest in a certain spring of water, conveyed to the Grantors herein by the Quitclaim Deed of Laurence Straus and Lesley Straus, dated August 8, 2006 and

recorded at Book 82, Page 79 of the Rochester Land Records.

This conveyance is made subject to and with the benefit of any utility easements, public rights-of-way, spring rights, easements for ingress and egress, and rights incidental to each of the same as may appear more particularly of record; provided, however, that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated. If it should be determined that all or a portion of the conveyed lands and premises are Vermont perpetual lease land, then same are conveyed as such.

Reference is here made to the above-mentioned deed and survey and to all prior deeds, plans and documents in the chain of title for a more particular description of the herein conveyed lands and premises.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, **Brian Shebairo**, thus to him and to his heirs and assigns, to his own use and behoof forever, and We the said GRANTORS, **Louis Helmuth** and **Lisa Steindler** for ourselves and our heirs, executors and administrators, do COVENANT with the said GRANTEE, **Brian Shebairo** and his heirs and assigns, that until the ensealing 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; otherwise We hereby engage to

WARRANT AND DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 11 day of October, 2011.

Frank E. Cloyd
Witness

[Signature] L.S.
Louis Helmuth, by Power of Attorney to
Michael S. Winters
[Signature] L.S.
Lisa Steindler, by Power of Attorney to
Michael S. Winters

STATE OF VERMONT
W. Wilson ADDISON COUNTY, SS

At Bethel this 11th day of October, 2011, **Michael S. Winters** personally appeared and he acknowledged this instrument, by him sealed and subscribed to be his free act and deed, and the free act and deed of **Louis Helmuth** and **Lisa Steindler**.

Before me: *Frank E. Cloyd*, Notary Public
My Commission Expires: 2/10/15

ROCHESTER TOWN CLERK'S OFFICE

REC'D FOR RECORD 11/11 A.D. 2011

AT 8 O'CLOCK 00 MINUTES AM

AND RECORDED IN BOOK 91 PAGE: 8

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MARSH WAGNER & WINTERS, P.C. ATTEST *Brock Klem* TOWN CLERK
62 Court Street, Middlebury, VT Assistant
P: (802) 388-4026 & (802) 767-4500

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

-ACKNOWLEDGEMENT-

Return No. 11-41 Date 10/20/11
Joanna McDaniel Clerk