

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that I, Emily Hendricks, of Rutland, in the County of Rutland and State of Vermont, **GRANTOR**, in the consideration of One Dollar and Other Good and Valuable Consideration paid to my full satisfaction by Beverly Adams and Thomas Allen, of Stockbridge, in the County of Windsor and State of Vermont, **GRANTEES**, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said **GRANTEES**, Beverly Adams and Thomas Allen, wife and husband, and their heirs, successors and assigns forever, a certain piece of land in the Town of Rutland, in the County of Rutland and State of Vermont described as follows, viz:

Being all and the same lands and premises conveyed to Emily Hendricks by Warranty Deed of Joshua Terenzini and Jessica Terenzini dated September 8, 2022 and recorded in Book 228 at Page 121 of the Rutland Town Land Records.

Being all and the same lands and premises conveyed to Joshua C. Terenzini and Jessica M. Terenzini, husband and wife, by Warranty Deed of John Paul Fagnant dated July 22, 2021 and recorded in Book 221 at Page 332 of the Rutland Town Land Records and therein more particularly described as follows:

Being all and the same lands and premises conveyed to John Paul Fagnant by Special Warranty Deed from Vanderbilt Mortgage and Finance, Inc. dated January 7, 2005 and recorded in Book 134 at Page 475 of the Rutland Town Land Records, the same being the premises located at, and generally known as 1213 U.S. Route 7, Rutland, Vermont and being more particularly described as follows:

Being all and the same lands and premises conveyed to Vanderbilt Mortgage and Finance, Inc. by First Amended Judgment Order and Decree of Foreclosure in Vanderbilt Mortgage Finance, Inc. Successors by Assignment to Baltimore American Savings Bank, FSB v. Richard E. Durling, Robert W. Durling and Patricia A. Durling, Rutland Superior Court Docket No. 675-10-03 Rdev recorded in Book 134 at Page 360 of the Town of Rutland Land Records.

Being the same lands and premises conveyed to Robert W. Durling and Richard E. Durling, joint tenants in common, by J. Fred Carbine, Jr. by Quit Claim Deed dated September 3, 1970 and recorded September 4, 1970 in the Town of Rutland Land Records in Book 19, Page 325 and therein described as follows:

Being all and the same lands and premises conveyed by John A. LaDuc and Yolanda L. LaDuc, husband and wife, to Robert W. Gurling by Warranty Deed dated the 5th day of July, 1970 to be recorded in the Land Records of the Town of Rutland. The premises in said deed are bounded and described as follows:

A certain piece of land in the Town of Rutland, County of Rutland, State of Vermont, and being the same lands and premises conveyed by Stewart A. Smith to John A. LaDuc and Yolanda L. LaDuc by Warranty Deed dated July 20, 1966 and recorded in the Rutland Town Land Records at Book 17, Page 64 and described in said deed as follows:

Being a portion of the lands and premises conveyed to Stewart A. Smith by deed of Ada P. Babbitt dated May 20, 1960 and recorded in Rutland Town Land Records in Book 14 at Page 152 and bounded and described as follows:

**-ACKNOWLEDGMENT-**

Return Received -- (including certificates and, if required, Act. 250 disclosure statement) and tax paid.

Return No. 24-211  
Date 9/25/24  
Clerk [Signature]

RUTLAND TOWN CLERK'S OFFICE  
Received For Record

This 25 day of Sept. A.D. 20 24  
At 11 o'clock A minutes M and  
Recorded in Rutland Town Land Records in Book 235  
Page 58-59  
Attest [Signature] Town Clerk

C.W. Blanchard  
Law, PLLC  
49 N. Main Street  
RUTLAND, VT  
05701  
802 855 5300

Beginning at a point marked by an iron pin in the westerly line of U.S. Route 7 as it runs from Rutland to Pittsford, said point further described as being 105.4 feet from the southeast corner of the most easterly projection of the main barn of the parcel being described, also 102.6 feet from the northeast corner of the most easterly projection of the main barn of the parcel being described, thence South 23° 35' East in west line of Route 7, 207.5 feet to an iron pin; thence South 81° 45' West 280.4 feet to a larger corner post in a fence line; thence North 15° 30' West 172.9 feet to an iron pin; thence North 74° 30' East 248.4 feet to an iron pin and place of beginning.

Together with an easement for the passage of person on foot and in vehicles over such portion of other lands of Stewart A. Smith located northerly of and adjacent to the premises hereby conveyed as shall be convenient to gain access to the doorway on the north side of the barn on the premises hereby conveyed with trucks, tractors, wagons, trailers and other vehicles.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said **GRANTEES**, Beverly Adams and Thomas Allen, wife and husband, and their heirs and assigns to their use and behoof forever;

And, I, Emily Hendricks, the said **GRANTOR**, for myself and my heirs executors and administrators, do covenant with the said **GRANTEES**, Beverly Adams and Thomas Allen, wife and husband, and their heirs, successors and assigns, that until the ensealing 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 the premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid; and I hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever, except as set forth in the aforesaid deed.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 20<sup>th</sup> day of September, 2024.

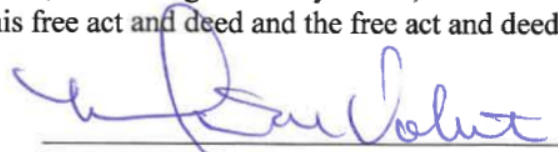


Emily Hendricks by her Attorney in Fact  
Christopher W. Blanchard

STATE OF VERMONT  
RUTLAND COUNTY, ss.

At Rutland, Vermont, this 20<sup>th</sup> day of September, 2024 personally appeared Christopher W. Blanchard, Attorney in Fact for Emily Hendricks, 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 Emily Hendricks.

Before me,

  
 Notary Public/Notary Stamp

Monica M. Valente  
Notary Public State of Vermont  
Commission Expires 1/31/20 25  
Commission # 0000196