

Return No. 13-21
Signed DC, Clerk
Date AUGUST 11, 2021

PITTSFIELD TOWN CLERK'S OFFICE

RECEIVED FOR RECORD

DATE AUGUST 11, 2021 TIME 12:30
RECORDED IN BOOK 128 PAGE 12-13
ATTEST DC TOWN CLERK

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, Jennifer Burch Kopald, also known as Jennifer K. Burch, single, of the Town of Pittsfield, County of Rutland, State of Vermont, Grantor, in the consideration of ONE DOLLAR and other valuable consideration paid to my full satisfaction by Julián Hadley Kopald of the City of Portsmouth, County of Rockingham, State of New Hampshire, Grantee,

BY THESE PRESENTS, DO FREELY GIVE, GRANT, SELL, CONVEY and CONFIRM unto the Grantees, Julián Hadley Kopald and his heirs and assigns forever a certain parcel of land with buildings thereon and located in the Town of Pittsfield, County of Rutland, State of Vermont, more particularly bounded and described as follows:

Being all and the same land and premises conveyed by Warranty Deed of Hugh H. Kopald to Jennifer Burch Kopald dated April 27, 1987 and recorded in Book 32, Page 87 of the Town of Pittsfield Land Records.

This conveyance is subject to any and all easements, reservations and conveyances recorded in the Pittsfield Land Records.


This conveyance is subject to a life estate reserved by the Grantor, Jennifer Burch Kopald, herein for the term of her natural life. The Grantor further reserves the right to collect all rentals from the premises, if any, during the term of her life estate and the Grantor further reserves the right to gift, sell, mortgage and/or convey the premises, with or without consideration, in any manner she desires. The Grantor specifically reserves the authority to convey the premises herein described without the consent of the Grantee, Julián Hadley Kopald.

During her lifetime, the Grantor, Jennifer Burch Kopald, shall be responsible for the maintenance of the premises, for the payment of all improvements, if any, for the payment of all real estate taxes and all other expenses associated with the premises, including the payment of utilities and insurance.

TO HAVE AND TO HOLD the herein granted premises, with all the privileges and appurtenances thereof, to the Grantees, Julián Hadley Kopald, his heirs and assigns, to his own use and behoof forever;

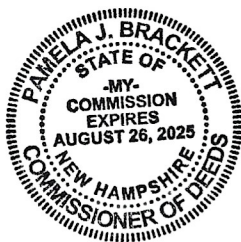
And I, the Grantor, Jennifer Burch Kopald, for myself and my heirs, executors and administrators, do hereby covenant with the Grantee, Julián Hadley Kopald and his heirs and assigns, that until the ensembling of these presents, I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as hereinabove mentioned or referred to, and I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as hereinabove stated.

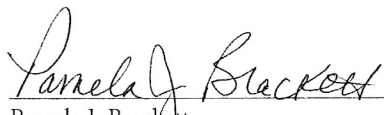
IN WITNESS WHEREOF, I hereunto set my hand and seal this 14th day of June 2021.


Jennifer Burch Kopald

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

On this 14th day of June 2021, at Lebanon, in the County and State aforesaid, personally appeared Jennifer Burch Kopald who acknowledged this instrument by her, sealed and subscribed, to be her free act and deed.




Pamela J. Brackett
Commissioner of Deeds
My Commission Expires: August 26, 2025