

STOCKBRIDGE TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD/DISCHARGE  
This 6<sup>th</sup> Day of Apr A.D., 20 22  
At 2:45 O'Clock P M  
Received And Recorded in Vol. 87  
At Page 601-604  
Attest Joni Scott Town Clerk

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

**ACKNOWLEDGEMENT**

601

Return Received

Return No. 22-16  
Signed J. Scott Clerk  
Date 7/6/2022

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that we, MICHAEL P. COOGAN and MARIANN DIRICO-COOGAN, husband and wife, of Shoreham, County of Suffolk, State of New York, Grantors, in the consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION paid to our full satisfaction by ERIK ANDERSON and LAUREN ANDERSON of Somerville, County of Middlesex, Commonwealth of Massachusetts, Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, ERIK ANDERSON and LAUREN ANDERSON, husband and wife, as tenants by the entirety, and their heirs and assigns forever, certain lands in the Town of Stockbridge, County of Windsor, State of Vermont, described as follows, viz:

Being Lot 1-25 of Highwood Development and further being a portion of the same lands and premises as were conveyed to Michael P. Coogan and Mariann Dirico-Coogan, husband and wife, by Warranty Deed of Ronald Thompson and Louise Thompson, husband and wife, dated January 18, 2003 and recorded on January 23, 2003 in Book 61 at Pages 84-88 of the Town of Stockbridge Land Records, which lands and premises are more particularly described in the Schedule A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, ERIK ANDERSON and LAUREN ANDERSON, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; And we, the said Grantors, MICHAEL P. COOGAN and MARIANN DIRICO-COOGAN, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, ERIK ANDERSON and LAUREN ANDERSON, their heirs and assigns, that until the ensembling 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. And we, MICHAEL P. COOGAN AND MARIANN DIRICO-COOGAN, the said Grantors, hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 1st day of April, 2022.

MICHAEL P. COOGAN *Michael P. Coogan*  
By: *Robert P. McClallen* his duly appointed attorney in fact  
Robert P. McClallen, his duly appointed Attorney-in-fact

MARIANN DIRICO-COOGAN *Mariann Dirico-Coogan*  
By: *Robert P. McClallen* her duly appointed attorney in fact  
Robert P. McClallen, her duly appointed Attorney-in-fact

STATE OF VERMONT )  
RUTLAND COUNTY ) SS.

At Rutland in said county and State on this 1st day of April, 2022 personally appeared ROBERT P. McCLALLEN, duly appointed attorney-in-fact for MICHAEL P. COOGAN and MARIANN DIRICO-COOGAN and he acknowledged this instrument, by him sealed and subscribed to be his free act and deed and the free act and deed of MICHAEL P. COOGAN and MARIANN DIRICO-COOGAN.

Before me *Wendy Stewart*  
Notary Public

WENDY A. STEWART  
Notary Public, State of Vermont  
Commission No. 0004329  
My Commission Expires 01/31/2023

SCHEDULE A

"Being all and the same lands and premises conveyed to Ronald Thompson and Louise Thompson, husband and wife, by Warranty Deed of Marvin C. Harvey and Raymond C. Harvey, dated August 25, 1999 and recorded in the Town of Stockbridge Land Records in Book 56, Page 118 and being more particularly described as follows:

Being Lots 1-25 and 1-26, in Highwood, in the Town of Stockbridge, County of Windsor, and State of Vermont, and being a portion of all and the same lands and premises conveyed to Ronald Thompson and Louise Thompson husband and wife, by Warranty Deed of Marvin C. Harvey and Raymond C. Harvey dated August 25, 1999, and recorded in Book 56 at Page 118 of the Stockbridge Land Records, and more particularly described therein as follows:

Being 6 separate parcels within the so-called Highwood Development depicted as Lots 1-21, 1-22, 1-23, 1-25, 1-26, and 1-27, on a survey entitled 'Lands of Highwood Associates, Hawk Mountain Corporation', Sheet 2 of 2, prepared by Michael Engineering Company dated October 15, 1986, which is recorded in Map Book III, Page 28 of the Stockbridge Land Records.

Reference is further made to a plan entitled 'Highwood Master Plan, Stockbridge, Vermont' dated August 18, 1977, revised through November 30, 1977, and recorded in Map Book I, Page 35 of the Records and to a plan entitled 'Highwood Site Plan, Sector #1, Stockbridge, Vermont' dated August 18, 1977, revised through November 30, 1977, and recorded in Map I, Page 37 of the Stockbridge Land Records.

Said Lots are a portion only of the lands and premises decreed to the grantors herein by the Judgment Order and Decree of Foreclosure issued on June 7, 1995, by the Windsor Superior Court in the matter of Marvin C. Harvey and Raymond C. Harvey, Assignees of The Howard Bank, N.A. v. Highwood Associates, et al., Docket No. S195-45-wrcf, which is recorded in the Stockbridge Land Records in Book 52, Page 93-96, and by Certificate of Non-Redemption and Writ of Possession dated July 25, 1995 and recorded in the Stockbridge Land Records in Book 52, Page 92 of the Stockbridge Land Records.

Being a portion of the same lands and premises conveyed to the Howard Bank N.A. by mortgage deed of Highwood Associates dated March 25, 1986, and recorded in Book 42, Page 237 of the Stockbridge Land Records. Said mortgage deed was assigned to Marvin C. Harvey and Raymond C. Harvey by Assignment of Mortgage dated September 2, 1994, and recorded in Book 51 at Page 659 of the Stockbridge Land Records.

There is conveyed herein by quitclaim deed only, all of the grantors' right, title and interest in and to the roadway servicing these lots as shown and depicted on the aforesaid survey prepared by Michael Engineering Company.

The within conveyed lands and premises are subject a Declaration of Protective Covenants dated January 15, 1973, recorded in Book 34, Page 18 of the Stockbridge land records, and the supplements and amendments thereto.

