

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
ACKNOWLEDGMENT-
RETURNS RECEIVED
Return No. 140295
Signed [Signature] Clerk
Date 10-17-14

CITY OF RUTLAND, VT. REC'D FOR RECORDING
DATE 10-17-14 TIME 8:30 AM
BOOK 638 PAGE 488-490
[Signature] REC. CLERK

87 Baxter Street

WARRANTY DEED

Debanis, Wright + Carris
PO Box 133
Poultney, VT 05764

KNOW ALL MEN BY THESE PRESENTS that I, C. AUSTIN BURBANK, II, of the City of Rutland, County of Rutland and State of Vermont, Grantor, in the consideration of One and More Dollars paid to my full satisfaction by, ROBERT P. TROMBLEY, a married man, of the City of Rutland, in the County of Rutland and State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, ROBERT P. TROMBLEY, and his heirs and assigns forever, certain land and premises located at 87 Baxter Street in the City 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 C. Austin Burbank, II by warranty deed of Jane E. Kendall and Charles E. Sabourin, Jr., dated September 23, 1983 and recorded in book 232 at pages 788-89 of the City of Rutland land records and further described on 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 Grantee, ROBERT P. TROMBLEY, and his heirs and assigns, to his own use and behoof forever;

And I, the said Grantor, C. AUSTIN BURBANK, II, for myself and my heirs, executors and administrators, do covenant with the said Grantee, ROBERT P. TROMBLEY, and his heirs 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 they are FREE FROM EVERY ENCUMBRANCE; and except as aforesaid; and I do hereby engage to

LAW OFFICE OF
STEPHEN COSGROVE
191 TOWN LINE ROAD
MENDON, VT 05701
(802) 775-0065



WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of October, 2014.

IN THE PRESENCE OF:

Stephen Cosgrove
Witness

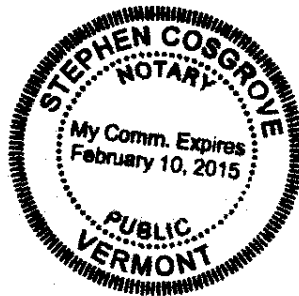
C. AUSTIN BURBANK, II
C. AUSTIN BURBANK, II

STATE OF VERMONT)
) ss
COUNTY OF RUTLAND)

At the City of Rutland, this 15th day of October, 2014, personally appeared, C. AUSTIN BURBANK, II, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me.

Stephen Cosgrove
Notary Public 2-10-2015



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STEPHEN COSGROVE
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SCHEDULE A PROPERTY DESCRIPTION

RE: 87 BAXTER STREET, RUTLAND CITY

Being all and the same land and premises conveyed to Doris Walker Sabourin (now deceased), Margaret Eleanor Walker (now deceased), Charles Edward Sabourin, Jr., and Jane Elizabeth Sabourin, as joint tenants, by Warranty Deed of Lewis Marshall Kendall dated September 1, 1959 and recorded in Book 108, Page 322 of the Rutland City Land Records, and therein described as follows:

"Beginning at a point on the West side of Baxter Street, fifty feet Southerly from the South-west corner of said Baxter Street and Park Avenue; thence running Westerly along a line parallel with the South line of said Park Avenue about one hundred forty feet to a corner of Lot Number Sixty-Four; thence Southerly fifty feet; thence Easterly along a line parallel with the first described line about one hundred forty feet to the West line of Baxter Street, and thence Northerly along the West line of Baxter Street, about fifty feet to the place of beginning.

"Reference is whereby made to a deed from Doris Walker Sabourin, widow, to Lewis M. Kendall dated September 1, 1959 and recorded in Book 108, Page 321, of. the City of Rutland Land Records."