

-ACKNOWLEDGMENT-

PITTSFIELD TOWN CLERK'S OFFICE

RETURNED FOR RECORD

DATE MARCH 9, 2021 TIME 9:50
FILE NO. 127 FILE # 378-380
BY SK TOWN CLERK

378

WARRANTY DEED

Return No. 13-21
Signed SC, Clerk
Date 3/9/21

KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, **JEFFREY E. WACKSMAN** of Mamaroneck, in Westchester County and State of New York, Grantor, in consideration of the sum of One Dollar and Other Good and Valuable Consideration paid to my full satisfaction by **ANNE CIVETTA**, of Watertown, in Middlesex County and Commonwealth of Massachusetts, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, **ANNE CIVETTA**, and her heirs and assigns forever, certain premises in Pittsfield, County of Rutland, and State of Vermont, described as follows:

Being all and the same lands and premises conveyed to Jeffrey E. Wacksman by Warranty Deed of A. James Grace dated February 6, 1987 and recorded in Book 33, Page 470 in the Town of Pittsfield Land Records and which is more particularly described in Schedule A attached hereto.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **ANNE CIVETTA**, and her heirs and assigns, to her own use and behoof forever; and I, **JEFFREY E. WACKSMAN**, the said Grantor, for myself and my heirs and assigns, do covenant with the said Grantee and her 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**, except as aforesaid; and I hereby engage to **Warrant and Defend** the same against all lawful claims whatsoever, except as aforesaid.

MARYLOU SCOFIELD
ATTORNEY AT LAW
335 KILLINGTON ROAD
P.O. BOX 102
KILLINGTON, VERMONT 05751

IN WITNESS WHEREOF, JEFFREY E. WACKSMAN has hereunto
caused his hand and seal to be affixed this 8th day of January, 2021.

Jeffrey E. Wacksman
By: Marylou Scofield
His Attorney in Fact

JEFFREY E. WACKSMAN
By: Marylou Scofield
His Attorney in Fact

STATE OF VERMONT

COUNTY OF RUTLAND

The foregoing instrument was acknowledged before me at Killington
(town/city) this 8 day of January, 2021, by **Marylou Scofield, attorney in fact** as
her free act and deed and the free act and deed of **JEFFREY E. WACKSMAN**.

Before me,

My Commission Expires:

1/31/21

[Signature]

Notary Public



MARYLOU SCOFIELD
ATTORNEY AT LAW
KILLINGTON ROAD
P.O. BOX 102
KILLINGTON, VERMONT 05751

SCHEDULE A

LOT 3 - PITTSFIELD/STOCKBRIDGE, VERMONT

Being a portion of those lands and premises conveyed to A. James Grace by Warranty Deed of John F. Fellows dated December 15, 1986 and recorded in Book 33, Page 346 and re-recorded on January 29, 1987 in Book 33, Page 466 in the Pittsfield Land Records; and recorded in Book 43, Page 337 in the Land Records of the Town of Stockbridge. Also being a portion of those lands and premises conveyed to A. James Grace by Theodore J.W. Green Sr. Trust by Warranty Deed dated December 15, 1986 and recorded in Book 43, Page 173 of the Stockbridge Land Records, as shown on a plan entitled "A. J. Grace, Pittsfield & Stockbridge, Vermont, 11/10/86 Scale 1" = 300'", and prepared by Norman R. Smith, Inc. and being more particularly described as follows"

Beginning at an iron pin on the north side of Town Road #16 in Pittsfield, Vermont, which pin marks the southeast corner of Lot 2

THENCE from said point of beginning N 24° 56' W a distance of 2071.0 feet along the easterly line of said Lot 2 to an iron pin marking the northeast corner of said Lot 2 and southwest corner of lands now or formerly of Gray:

THENCE N 38° 52' E a distance of 225 feet along the easterly line of lands of said Gray to an iron pin marking the northwest corner of Lot 4:

THENCE S 26° 17' E a distance of 2162.9 feet along the easterly line of said Lot 4 and crossing the Pittsfield - Stockbridge Town Line to an iron pin set on the north side of Town Road 33 in Stockbridge:

THENCE westerly along said road, crossing the Stockbridge - Pittsfield Town Line, a distance of 252 feet to the point and place of beginning. Meaning and intending to convey 11.0 acres, more or less.

There is excepted from this conveyance all right, title and interest the Grantor may have in Town Highway 16 and Town Highway 33.

Return No. 13-21
Signed SC, Clerk
Date 3/9/21

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, **JEFFREY E. WACKSMAN** of Mamaroneck, in Westchester County and State of New York, Grantor, in consideration of the sum of One Dollar and Other Good and Valuable Consideration paid to my full satisfaction by **ANNE CIVETTA**, of Watertown, in Middlesex County and Commonwealth of Massachusetts, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, **ANNE CIVETTA**, and her heirs and assigns forever, certain premises in Pittsfield, County of Rutland, and State of Vermont, described as follows:

Being all and the same lands and premises conveyed to Jeffrey E. Wacksman by Warranty Deed of A. James Grace dated February 6, 1987 and recorded in Book 33, Page 470 in the Town of Pittsfield Land Records and which is more particularly described in Schedule A attached hereto.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **ANNE CIVETTA**, and her heirs and assigns, to her own use and behoof forever; and I, **JEFFREY E. WACKSMAN**, the said Grantor, for myself and my heirs and assigns, do covenant with the said Grantee and her 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 aforesaid; and I hereby engage to **Warrant and Defend** the same against all lawful claims

whatsoever, except as aforesaid.

MARYLOU SCOFIELD
ATTORNEY AT LAW
35 WILKINSON ROAD
P.O. BOX 102
WILLINGTON, VERMONT 05751

STOCKBRIDGE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD/DISCHARGE
This 21st Day of APRIL A.D. 2021
At 9:05 O'Clock A.M.
Received And Recorded in Vol. 86
At Page 495-497
Attest [Signature] Town Clerk

Vermont Property Transfer
32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
Return Received
Return No. 21-24
Signed [Signature] Clerk
Date 6 April 21, 2021

IN WITNESS WHEREOF, JEFFREY E. WACKSMAN has hereunto
caused his hand and seal to be affixed this 8th day of January, 2021.

Jeffrey E. Wacksman
by Marylou Scofield

JEFFREY E. WACKSMAN
By: Marylou Scofield
His Attorney in Fact

STATE OF VERMONT

COUNTY OF RUTLAND

The foregoing instrument was acknowledged before me at Killington
(town/city) this 8 day of January, 2021, by Marylou Scofield, attorney in fact as
her free act and deed and the free act and deed of JEFFREY E. WACKSMAN.

Before me,

My Commission Expires:

1/31/21

[Signature]

Notary Public



MARYLOU SCOFIELD
ATTORNEY AT LAW
335 KILLINGTON ROAD
P.O. BOX 102
KILLINGTON, VERMONT 05751

SCHEDULE A

LOT 3 - PITTSFIELD/STOCKBRIDGE, VERMONT

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THENCE westerly along said road, crossing the Stockbridge - Pittsfield Town Line, a distance of 252 feet to the point and place of beginning. Meaning and intending to convey 11.0 acres, more or less.

There is excepted from this conveyance all right, title and interest the Grantor may have in Town Highway 16 and Town Highway 33.

True copy. Attest:



Asst. Town Clerk