

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, DEBORAH ANN TURNBULL, of Rochester, County of Windsor, and State of Vermont, GRANTOR, in consideration of ten dollars and other good and valuable DEBORAH ANN TURNBULL, AS TRUSTEE OF THE DEBORAH TURNBULL REVOCABLE TRUST, dated *April 28, 2021*, of Rochester, in the County of Windsor and State of Vermont, GRANTEE, by these presents, do freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the said Grantee, DEBORAH ANN TURNBULL, AS TRUSTEE OF THE DEBORAH TURNBULL REVOCABLE TRUST, dated *April 26, 2021*, and its successors and assigns forever, a certain piece of land with improvements thereon standing in Rochester, County of Windsor and State of Vermont, described as follows:

Being all and the same premises conveyed to Deborah Turnbull by the Warranty Deed of Myra Small dated August 14, 2001 and recorded in Book 68, Pages 188-189 of the Town of Rochester Land Records, wherein said premises are more particularly described as follows:


"An undivided one-half interest in real property consisting of approximately 63.7 acres with improvements thereon located on Brook Street in Rochester, Vermont, and being all and the same lands and premises decreed to Eda Mayer and Myra Small as tenants in common by Decree of Distribution in the estate of Abraham S. Small dated January 29, 1993 and recorded in Book 53, at Pages 1-3 of the Rochester land records.

"This conveyance is subject to utility easements appearing of record; provided, however, that any encumbrance otherwise extinguished by the Record Title Act is not hereby revived."

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereon, thereof, to the said Grantee, DEBORAH TURNBULL, AS TRUSTEE OF THE DEBORAH TURNBULL REVOCABLE TRUST, dated *April 28, 2021*, its successors and assigns, to their own use and behoof forever; and I, the said Grantor, DEBORAH TURNBULL, and my heirs and assigns, do covenant with the said Grantee, DEBORAH TURNBULL, AS TRUSTEE OF THE DEBORAH TURNBULL REVOCABLE TRUST, dated *April 28, 2021*, its

successors 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 in all lawful claims whatever.

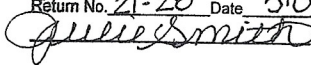
IN WITNESS WHEREOF I hereunto set my hands and seal this day of April 28, 2021.

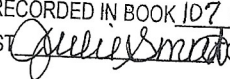

DEBORAH TURNBULL

STATE OF VERMONT
WINDSOR COUNTY, SS.

At Rochester this 28 day of April, 2021, Deborah Turnbull personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me: Martha Brown Notary Public, State of Vermont
My Commission Expires: 01-31-2023
certificate # 157.0005279

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
Return No. 21-28 Date 5.07.2021
 Clerk

ROCHESTER TOWN CLERK'S OFFICE
REC'D FOR RECORD 5.7 A.D. 2021
AT 9 O'CLOCK 00 MINUTES AM
AND RECORDED IN BOOK 107 PAGE 386-387
ATTEST  TOWN CLERK