

476

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, CHRISTOPHER DURANT of Dover, County of Strafford and State of New Hampshire, and SARAH DURANT, of Dover, County of Strafford and State of New Hampshire, husband and wife, GRANTORS, in the consideration of One Dollar (\$1.00) and other valuable consideration paid to our full satisfaction by RON BLAIR of Vero Beach, in the County of Indian River, and State of Florida, and LESLIE BLAIR, of Vero Beach, County of Indian River and State of Florida, GRANTEES, by these presents, do herein freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, RONALD A. BLAIR and LESLIE C. BLAIR, husband and wife as tenants by the entirety, their heirs and assigns, a certain piece or parcel of land in the town of Rochester in the county of Windsor and the State of Vermont and more particularly described as follows:

Being all and the same land and premises as conveyed to Christopher Durant and Sarah Durant by Warranty Deed of Maurice J. Guilmette and Barbara M. Guilmette dated February 10, 2015 and recorded in Book 96, Pages 340-341 of the Rochester Land Records and more particularly described as follows:

Being a parcel of land said to contain 8.91 acres, to be the same, more or less, together with any improvements thereon standing, identified by Rochester Parcel ID No. 0000NH201 and State of Vermont SPAN NO. 525-165-11316 situated on Town Line Road, Rochester, Vermont. Reference may be had to survey completed by Norman R. Smith dated January 2, 2015 and recorded in Map Book 4, Page 8 of the Rochester Land Records.

Being all and the same lands and premises as conveyed to Maurice J. Guilmette and Barbara M. Guilmette by Decree of Distribution of the State of Vermont Superior Court, Windsor Unit, Probate Division in the Matter of the Estate of Francis G. Guilmette, Late of Rochester, Vermont, Docket No. 592-12-14 Wrpr, dated January 21, 2015 and to be recorded herewith in the Town of Rochester Land Records, excepting therefrom the 2.09 acre parcel conveyed to Jane H. Duval.

Being further described as a portion of the lands and premises as conveyed to Francis G. Guilmette by Warranty Deed of Maurice J. Guilmette and Margaret E. Guilmette dated Aug 4, 1986 and recorded in Book 48, Pages 68-69 of the Rochester Land Records.

Reference is hereby made to the Warranty Deed Subject to Life Estate executed for Frances G. Guilmette by her attorney-in-fact, Maurice J. Guilmette, Jr., to Maurice J. Guilmette and Barbara M. Guilmette, undated, but acknowledged on March 4, 2005 and recorded in Book 77, page 498 of the Rochester Land Records. This deed reserved a Life Estate to Frances G. Guilmette, who is now deceased.

Reference is hereby made to the conveyance by Maurice J. Guilmette Jr., and Barbara Guilmette to Jane H. Duval dated October 24, 2006 and recorded in Book 82, Page 217 of the Rochester Land Records and to the survey map entitled, "Property of Maurice, Jr. and Barbara Guilmette, Rochester, Vt," By Norman R. Smith, Inc., Resource Managers, Rochester, Vermont, Map Completed on 9-1-06, Scale = 1" = 100, Drawn by N.R.S., Plat No. 162-11-06, signed by Norman R. Smith, Licensed Surveyor, which as been filed for

recording in the Town of Rochester Land Records.

Reference may also be had to the conveyance of a certain easement aread to Green Mountain Power Corporation Dated July 8, 2017 and recorded in Book 100, Pages 468-469 of the Rochester Land Records.

Reference may also be had to the Notice of Permit Requirements for Retained Parces dated October 24, 2006 stating:

"NOTICE OF PERMIT REQUIREMENTS: In order to comply with applicable State rules concerning potable water supplies and wastewater systems, a person shall not construct or erect a structure or building on the parcel of land described in this notice (the retainer parcel), if the use or useful occupance of that structure or building will require the installation of connection to a potable water supply or wastewater system, without first complying with the applicable rules and obtaining any required permit. Any person who owns this Property acknowledges that this lot may not be able to meet State standards for a potable waste supply or wastewater system and therefore this lot may not be able to be improved."

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, RONALD A. BLAIR and LESLIE C. BLAIR, husband and wife, as tenants by the entirety, their successors and assigns, to their own use and behoof forever; and WE the said CHRISTOPHER DURANT and SARAH DURANT, husband and wife, for ourselves and our heirs, executors and administrators, do covenant with the said GRANTEES, RONALD A. BLAIR and LESLIE C. BLAIR, their heirs and assigns, that until the ensealing 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 hereby engage to WARRANT and DEFEND the same against all lawful claims, except as aforesaid.

**SIGNATURE PAGE TO FOLLOW**

IN WITNESS WHEREOF, I hereunto set my hand this 19 day of September, 2019.

In the presence of:

Mara McLean  
Witness

Christopher Durant  
CHRISTOPHER DURANT

Katelyn Potter  
Witness

Sarah Durant  
SARAH DURANT

STATE OF New Hampshire  
COUNTY OF Stratford, SS

At Service Credit Union this 19 day of September, 2019, CHRISTOPHER DURANT and SARAH DURANT, personally appeared, and acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

ROCHESTER TOWN CLERK'S OFFICE

REC'D FOR RECORD 11-22 A.D. 20 19

AT 8 O'CLOCK 00 MINUTES AM

AND RECORDED IN BOOK 104 PAGE 476-478

ATTEST Julie Smith TOWN CLERK

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

-ACKNOWLEDGEMENT-

Return No. 19-60 Date 11-22-19

Julie Smith Clerk

Before me,

Mary Chambers  
Notary Public

My Commission Expires:

MARY CHAMBERS  
Commissioner of Deeds - New Hampshire  
My Commission Expires August 22, 2023