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## WARRANTY DEED

STOCKBRIDGE TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD/DISCHARGEThis 16 Day of Aug A.D., 2022At 9:30 O'Clock A MReceived And Recorded in Vol. 88At Page p 235 - 237By Elizabeth G. B. Town Clerk

KNOW ALL MEN BY THESE PRESENTS that We, **Craig Cowles and Irene M. Sinteff**, Trustees of the COWLES AND SINTEFF LIVING TRUST, u/t/a dated March 11, 2016, Grantors, in consideration of the sum of One Dollar and other good and valuable consideration paid to our full satisfaction by **John Neil Ovington and Jane Louise Ovington**, both of Chapel Brampton, Northampton in the United Kingdom, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, **John Neil Ovington and Jane Louise Ovington**, husband and wife, as tenants by the entirety, and to their heirs and assigns forever, certain land and premises in the Town of Stockbridge, County of Windsor and State of Vermont, and more particularly described as follows, viz:

Being all and the same land and premises conveyed to Craig Cowles and Irene M. Sinteff, or their successors in trust, Trustees of the Cowles and Sinteff Living Trust u/t/a dated March 11, 2016 by Quitclaim Deed of Craig Cowles and Irene M. Sinteff dated March 11, 2016 and recorded April 8, 2016 in Volume 80 at Page 575 of the Town of Stockbridge Land Records and being more particularly described therein as follows:

Reference is made to an easement from Craig Cowles and Irene M. Sinteff to Central Vermont Public Service Corporation and Verizon New England, Inc. dated September 3, 2007 and recorded in Book 71, Page 123 in the Town of Stockbridge Land Records.

"Being all and the same land and premises conveyed to Craig Cowles and Irene M. Sinteff by Warranty Deed of Dale R. Terry and Cynthia L. Terry dated May 22, 1996 and recorded June 18, 1996 in Volume 53 at Page 39 of the Town of Stockbridge Land Records and being more particularly described therein as follows:

Being all our right, title and interest in and to premises conveyed to Dale R. Terry and Cynthia L. Terry, Grantors herein, and Craig Cowles and Irene M. Sinteff, Grantees herein, by general warranty deed of Floyd C. Temple and Queenie B. Temple, dated May 20, 1988 and recorded in the land records of the town of Stockbridge in Book [55 sic] 44 at Pages 561-562, and therein more particularly described as follows:

Being a dwelling house and outbuildings on approximately one acre of land situated on Stockbridge Common and being all and the same land and premises, with improvements since added, conveyed to us by the Warranty Deed of Queenie T. Bird, a widow, dated March 17, 1965 and recorded in Book 32 Page 280 of the land records of Stockbridge, Vermont, to which deed, prior deeds therein mentioned and to the Stockbridge land records reference may be had in aid of this description.



In accordance with a survey by Leslie F. Newell in 1963 this parcel of land is described and bounded in the prior deed as follows: "Beginning at a stone corner located on the Easterly side of the Highway, known as Lyon Hill Road, leading from so-called Stockbridge Common to Gaysville; thence South 54 degrees, 30 minutes East 12 Rods 24 Links along an old wire fence and half wall to a stone corner; thence South 43 degrees West 16 Rods and 3 Links on a spotted line to road leading to Queenie Bird's house; thence following the northerly side of said road North 60 degrees West 4 Rods to an iron pin; thence North 17 degrees West 4 Rods to an iron pin; thence North 16 degrees East 7 Rods along Easterly side of highway leading over Whitcomb Hill; thence North 15 degrees and 30 minutes East 2 ½ Rods; thence North 32 degrees 30 minutes East 5 Rods 3 Links to place of beginning. Containing 1 acre more or less. Bearings above are magnetic as of 1963 by Surveyor Leslie F. Newell."

Also conveyed herewith is that strip of land 20 feet wide, believed to be within the Leslie F. Newell boundary description, being the same referred to in the above deed of Queenie T. Bird. Reference should also be had to Book 31 Page 445 of said Stockbridge Land Records, regarding our interest in spring on the Francis Ketchum property.

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description."

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **John Neil Ovington and Jane Louise Ovington**, husband and wife, as tenants by the entirety, and to their heirs, and assigns, to their own use and behoof forever; and the said Grantors, **Craig Cowles and Irene M. Sinteff**, Trustees of the COWLES AND SINTEFF LIVING TRUST, u/a/d March 11, 2016, for themselves and their successors and assigns, do covenant with the said Grantees, **John Neil Ovington and Jane Louise Ovington**, and their heirs and assigns, that until the ensealing of these presents, **Craig Cowles and Irene M. Sinteff**, Trustees of the COWLES AND SINTEFF LIVING TRUST, u/a/d March 11, 2016, are the sole owners of the premises and have good right and title to convey the same in the manner aforesaid, that they are free from every encumbrance, except as aforesaid; and they hereby engage to WARRANT and DEFEND the same against all lawful claims whatsoever, except as aforesaid.

IN WITNESS WHEREOF, Craig Cowles and Irene M. Sinteff, Trustees of the COWLES AND SINTEFF LIVING TRUST, u/t/a dated March 11, 2016, have caused this instrument to be executed on this 16 day of June, 2022.

Craig Cowles

Craig Cowles, Trustee  
of the COWLES AND SINTEFF LIVING TRUST  
u/t/a dated March 11, 2016

Irene M. Sinteff

Irene M. Sinteff, Trustee  
of the COWLES AND SINTEFF LIVING TRUST  
u/t/a dated March 11, 2016

STATE OF Vermont  
COUNTY OF Butland

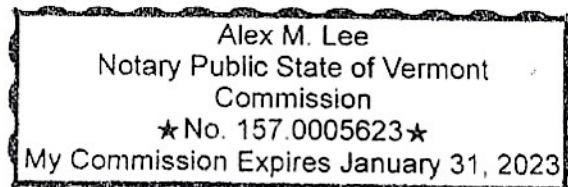
At Killington in said County and State, this 16<sup>th</sup> day of June, 2022, personally appeared **Craig Cowles and Irene M. Sinteff, Trustees** of the COWLES AND SINTEFF LIVING TRUST, u/t/a dated March 11, 2016, and they acknowledged this instrument by them sealed and subscribed to be their free act and deed and the free act and deed of the COWLES AND SINTEFF LIVING TRUST u/t/a dated March 11, 2016.

Before Me:

Alex M. Lee

Notary Public

My Commission Expires 1/31/23



A true copy. Attest:

Elizabeth Ditz

Asst. Town Clerk