

-ACKNOWLEDGMENT-

Return No. 4-17
Signed Sarah Gully Clerk
Date July 5 2017

WARRANTY DEED

309
PITTSFIELD TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
DATE July 5, 2017 TIME 9am
RECORDED 64 PAGE 309-310
Attest: Sarah Gully TOWN CLERK

KNOW ALL MEN BY THESE PRESENTS that *Howard L. Archibald and Nancy L. Archibald*, husband and wife, of the Town of Kershaw, County of Lancaster, State of South Carolina, Grantors, in consideration of the sum of One Dollar and other good and valuable considerations paid to our full satisfaction by *Barry S. Boright*, of the city of Lewes, County of Sussex, State of Delaware, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, *Barry S. Boright* and his heirs and assigns forever, a certain piece of land in the Town of Pittsfield, Vermont, described as follows:

Being all the same lands and premises conveyed to *Howard L. Archibald and Nancy L. Archibald*, husband and wife, by Warranty Deed of John H. Hamilton, Jr. and Thomas A. Ranney dated August 31, 2005 and recorded in Book 53 at Page 1423 of the Town of Pittsfield land records.

Being all the same lands and premises conveyed to John J. Hamilton, Jr. and Thomas A. Ranney as tenants in common by Warranty Deed of Kenneth G. Benoit, Jr. and Alice Benoit, husband and wife, which deed is dated June 16, 1975 and is recorded in the Land Records for the Town of Pittsfield, Vermont in Book 25, Pages 212-213, with reference to which deed the premises conveyed thereby may be more particularly described as follows, viz:

"Being all and the same lands and premises including all buildings and structures thereon, conveyed to Kenneth George Benoit, Jr. by Warranty Deed of Robert Benoit and Alfred E. Benoit dated July 13, 1968 and of record at Volume 22, Page 438 of the Town of Pittsfield Land records. Said lot is bounded as follows: Beginning at a point on the Liberty Hill Road where the government property meets said road, thence running easterly a distance of 150 feet; thence westerly a distance of 190 feet to the government land; thence northerly along the line of the government land a distance of 150 feet to the place of beginning.

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

The premises conveyed hereby are not the homestead premises of the Grantors.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, *Barry S. Boright* and his heirs and assigns, to his own use and behoof forever; and the said Grantors, *Howard L. Archibald and Nancy L. Archibald*, for ourselves and our heirs, successors and assigns, do covenant with the said Grantee, *Barry S. Boright*, his 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 it is free from every encumbrance, except as aforesaid; and we hereby engage to WARRANT and DEFEND the same against all lawful claims whatsoever, except as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24th day of June 2017.

By *Howard L. Archibald*
by Daniel W. Ewald
his attorney in fact
 Howard L. Archibald by Daniel W.
 Ewald, Attorney in Fact

By *Nancy L. Archibald*
by Daniel W. Ewald
her attorney in fact
 Nancy L. Archibald by Daniel W.
 Ewald, Attorney in Fact

STATE OF VERMONT
 RUTLAND COUNTY, SS

At Killington, Vermont, this 29th day of June 2017, Daniel W. Ewald, Attorney in Fact for *Howard L. Archibald and Nancy L. Archibald*, personally appeared and acknowledged this instrument by him sealed and subscribed, to be his free act and deed and the free act and deed of *Howard L. Archibald and Nancy L. Archibald*.

Before me *[Signature]*
 Notary Public

Commission Expires: 2/10/19