

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, [REDACTED] of Waterbury, Vermont, Grantor, in the consideration of One and More Dollars, paid to my full satisfaction by [REDACTED] of Napean, Ontario, Canada, [REDACTED] of Switzerland and [REDACTED] of New York, New York, Grantees, by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, [REDACTED] as tenants in common, and their heirs and assigns forever, certain lands and premises in the Town of Waterbury, County of Washington and State of Vermont; described as follows, viz:

Being all and the same land and premises conveyed to [REDACTED] and [REDACTED] by Warranty Deed dated December 21, 2004 and recorded in Book 230, Page 286 of the Waterbury Land Records. Said land and premises was subsequently conveyed to [REDACTED] by Quitclaim Deed of [REDACTED] dated January 12, 2014 and recorded in Book 347, Page 107 of said Land Records.

RESERVING UNTO THE GRANTOR, [REDACTED] A LIFE ESTATE IN AND TO THE ABOVE-DESCRIBED PREMISES WITH FULL POWER DURING HIS LIFETIME TO MORTGAGE, LEASE, SELL, OR CONVEY WITH OR WITHOUT CONSIDERATION SAID PROPERTY, WITHOUT THE JOINDER OF THE GRANTEES IN ANY SUCH CONVEYANCE, AND THE RIGHT TO ALL INCOME AND PROCEEDS FROM SUCH TRANSFER, FREE OF THE INTEREST OF THE GRANTEES. THE GRANTOR, [REDACTED] SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF TAXES ON SAID PREMISES.

THE REMAINDER INTEREST HEREIN GRANTED SHALL PASS TO GRANTEES SUBJECT TO ANY LEASE OR MORTGAGE CREATED BY THE LIFE TENANT; AND SHALL BE EXTINGUISHED BY ANY SALE OR OTHER CONVEYANCE BY THE LIFE TENANT OR BY A FORECLOSURE SALE BY A MORTGAGEE, WITHOUT THE NECESSITY OF JOINING THE REMAINDERMEN IN SUCH FORECLOSURE.

This conveyance is made subject to and with the benefit of any protective covenants, permits, conditions and restrictions, utility easements, spring and water rights, easements for ingress and egress and rights incident to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, of the Vermont Statutes Annotated.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, [REDACTED] as tenants in common, and their heirs and assigns, to their own use and behoof forever;

AND I, the said Grantor, [REDACTED] for myself and my heirs, executors and administrators, do covenant with the said Grantees, [REDACTED]

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_____ and their 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 aforementioned;**

AND I, _____ hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever.

IN WITNESS WHEREOF, the Grantor hereunto sets his hand and seal, this 28th day of May, 2020.

STATE OF VERMONT)
LAMOILLE COUNTY, SS.)

At Stowe, in said County and State, this 28th day of May, 2020, personally appeared _____ and he acknowledged this instrument, by him subscribed, to be his free act and deed.

Before Me, *Ashley Taylor*
Notary Public
My Commission Expires 1/31/2021



WATERBURY TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
June 11, A.D. 2020
AT 11 O'CLOCK 08 MINUTES AM
AND RECORDED IN BOOK 459 PAGE 196-197
RECORDS OF Deeds
ATTEST Carla Lawrence
TOWN CLERK

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
RETURNS RECEIVED
Signed Carla Lawrence, Clerk
Date June 11, 2020