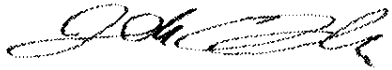


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BK **688** PG **515**

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **Karen L. Ericson**, of the City of Vail, County of Pima, State of Arizona, Grantor, in consideration of one dollar and other good and valuable consideration, paid to my full satisfaction by **John M. Ericson, Jr. & Karen L. Ericson, Trustees of The Ericson Family Trust dated November 30, 2017** of the City of Vail, County of Pima, State of Arizona, Grantees, have REMISED, RELEASED, and FOREVER QUITCLAIMED unto said Grantees, their successors and assigns, all right and title which I, **Karen L. Ericson**, or my heirs, have in and to a certain piece of land in the City of Montpelier, County of Washington, State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Karen L. Ericson by Warranty Deed of Matthew Ruffle and Michelle Ruffle dated October 12, 2016, of record in Book 675, Page 914 of the City of Montpelier Land Records.

Said land and premises are commonly known and designated as One Liberty Street, Montpelier, Vermont.

Reference may be had to the foregoing deed and its record and all prior deeds and their records for a more full and complete description of the premises herein conveyed. Subject to all rights of way, easements, grants of development rights, and restrictions of record.

TO HAVE AND TO HOLD all right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said Grantees, **John M. Ericson, Jr. & Karen L. Ericson, Trustees of The Ericson Family Trust dated November 30, 2017**, their successors and assigns forever.

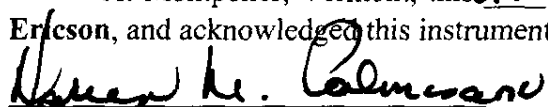
AND FURTHERMORE I, **Karen L. Ericson**, do for myself and my heirs, executors, and administrators, covenant with the said Grantees, **John M. Ericson, Jr. & Karen L. Ericson, Trustees of The Ericson Family Trust dated November 30, 2017**, and their successors and assigns, that from and after the ensembling of these presents I, **Karen L. Ericson**, will have and claim no right in or to the said quitclaimed premises.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of August, 2018.


KAREN L. ERICSON

STATE OF VERMONT
WASHINGTON COUNTY, SS

At Montpelier, Vermont, this 27th day of August, 2018, personally appeared **Karen L. Ericson**, and acknowledged this instrument, by her subscribed, to be her free act and deed.


Notary Public

08 / 30 / 2019
My Commission Expires