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BK 675 PG 914-915

Town of Montpelier, VT

I certify this instrument was filed on

10/17/2016 08:00:00 AM

by Cecilia Chase

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That we, MATTHEW RUFFLE AND MICHELLE RUFFLE, of the City of Montpelier, in the County of Washington and State of Vermont, Grantors, in the consideration of One Dollar (\$1.00) and other good and valuable consideration paid to our full satisfaction by KAREN L. ERICSON, now of Estes Park, Colorado, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, KAREN L. ERICSON, a certain piece of land in the City of Montpelier in the County of Washington and State of Vermont, described as follows, viz:

Being all the same land and premises conveyed to Matthew Ruffle and Michelle Ruffle by the following deeds:--

By the Executor's deed of Jane B. Dwinell, Executor of the Estate of Margaret M. Dwinell, dated April 10, 2013, and recorded in Book 651 at Pages 209-210 of the City of Montpelier Land Records, which deed conveyed to the herein Grantors the lot of land estimated to be approximately 7,970 +/- square feet with single-family residence located thereon and designated and known as 1 Liberty Street; and,

By Warranty deed of John M. Ericson, III and Richarda R. Ericson, husband and wife, dated June 27, 2014, and recorded in Book 660 at Page 911 of the City of Montpelier Land Records, which deed conveyed to the herein Grantors the north portion (Lot 1) of the 159 Main Street property located adjacent to the 1 Liberty Street parcel and estimated to contain 2,659.33 square feet.

The two parcels above-described create a lot estimated to total 8,745.60 square feet or 0.20 acre, and are now known and designated as 1 Liberty Street in said City of Montpelier.

This conveyance is subject to and has the benefit of any utility easements, spring rights, easements for ingress and egress, and rights incidental to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7, Title 27, Vermont Statutes Annotated.

Reference is hereby made to the aforementioned deeds and their records and to all prior deeds and records in the City of Montpelier Land Records for a further and more particular description of the land and premises hereby conveyed.

To Have And To Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, KAREN L. ERICSON, and her heirs and assigns, to them and their own use and behoof forever;

And we the said Grantors, MATTHEW RUFFLE AND MICHELLE RUFFLE, husband and wife, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, KAREN L. ERICSON, and her heirs and assigns, that until the ensembling 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 the said Grantors, MATTHEW RUFFLE AND MICHELLE RUFFLE, husband and wife, do hereby engage to warrant and defend the same against all lawful claims whatever, except as aforesaid.

Jeanette C. Ruffle is executing and delivering this deed and appurtenant conveyance documents on behalf of *Michelle Ruffle* pursuant to her Durable Power of Attorney for Property dated July 30, 2009, and about to be recorded in the City of Montpelier Land Records.

IN WITNESS WHEREOF, We hereunto set our hands this 12th day of October, 2016.

Matthew C. Ruffle
MATTHEW RUFFLE

Jeanette C. Ruffle, POA
MICHELLE RUFFLE, BY JEANETTE C. RUFFLE
HER ATTORNEY-IN-FACT

STATE OF VERMONT
COUNTY OF WASHINGTON, ss.

At Montpelier, Vermont, this 12th day of October, 2016, MATTHEW RUFFLE AND JEANETTE C. RUFFLE, ATTORNEY-IN-FACT FOR MICHELLE RUFFLE, both personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed, and the free act and deed of MICHELLE RUFFLE.

Before me,

[Signature]
Notary Public
My Commission expires: 2/10/19

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
(Including Certificates and, if Required
Act 250 Disclosure Statement) and Tax Paid
Return No. 116-250
Signed [Signature] Clerk
Date October 17, 2016