

-ACKNOWLEDGMENT-
RETURNS RECEIVEDReturn No. 2018-36
Signed Cynthia Flannigan Clerk
Date 16 August 2018Topsham Town Clerk's Office
Received for record16 August A.D. 2018
at 9 o'clock 00 minutes AM
and Recorded in Book 82 Page 118-119
Attest: Cynthia Flannigan
Town Clerk**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, That We, JEFFREY D.

SPRAKE and DONNA SAMSON SPRAKE, husband and wife, of the Town of Plainfield, 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 WILLIAM D. McMAHON, of East Montpelier, County of Washington, State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, WILLIAM D. McMAHON, a single person, and his heirs and assigns, a certain piece of land in the Town of Topsham, in the County of Orange and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Jeffrey D. Sprake and Donna Samson Sprake, husband and wife, by warranty deed of Donna Samson Sprake (f/k/a Donna L. Samson) joined by her husband, Jeffrey D. Sprake, dated August 23, 2002, and recorded in Book 61 at Pages 466-467 of the Town of Topsham Land Records.

Being all and the same lands and premises conveyed to Donna L. Samson by warranty deed of Janine Dinnell (f/k/a Janine R. Kinney) and Margaret Bushman dated July 23, 1991, and recorded in Book 49, Pages 339-340 of the Topsham Land Records.

Meaning and intending to convey the lands and premises estimated to contain 4.00+/- acres together with all improvements thereon situated and located at and known as 511 Vermont Route 25 in the Town of Topsham, Vermont, further identified by Topsham Parcel ID No. V25511.00 and Vermont SPAN #648-204-10772.

This conveyance is made subject to all easements, restrictions and rights-of-way, if any, of prior record; provided, however, that nothing in this paragraph shall reinstate any easements, restrictions or rights-of-way extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of 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 Town of Topsham 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, WILLIAM D. McMAHON, and his heirs and assigns, to them and their own use and behoof forever;

And we the said Grantors, JEFFREY D. SPRAKE and DONNA SAMSON SPRAKE, husband and wife, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, WILLIAM D. McMAHON, and his heirs and assigns, that until the sealing 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, JEFFREY D. SPRAKE and DONNA SAMSON SPRAKE, husband and wife, do hereby engage to warrant and defend the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands this 31st day of July, 2018.

Jeffrey D. Sprake
JEFFREY D. SPRAKE

Donna Samson Sprake
DONNA SAMSON SPRAKE

STATE OF VERMONT
COUNTY OF Washington, ss.

At Barre, Vermont, this 31st day of July, 2018, JEFFREY D. SPRAKE and DONNA SAMSON SPRAKE, husband and wife, both personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me,

Ann L. Copping
Notary Public
My Commission expires: 2/10/19

TOPSHAM TOWN CLERK'S OFFICE
16 August A.D. 2018 AT 9:00 AM
RECEIVED FOR RECORD. THE DOCUMENT OF WHICH THE FOREGOING IS A TRUE COPY.
A TRUE RECORD
ATTEST: Cynthia Flannigan
TOWN CLERK