

Prepared By:

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Pittsburgh, PA 15220
Vermont Bar ID: 3780

Return To:

Order Number:

AT-71690

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **NATIONSTAR MORTGAGE d/b/a/ MR. COOPER**, Grantor, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid to Grantor's full satisfaction by **GLORIA CONSTANTINO**, of 1634 West Corinth Road, Washington, VT 05675, Grantees, does freely **GIVE, GRANT, SELL AND CONVEY** unto the said Grantee, and said Grantee's heirs and assigns forever, a certain piece of real property in the City of Barre, in the County of Washington and State of Vermont, described as follows, viz:

BEING the same property conveyed to **NATIONSTAR MORTGAGE d/b/a/ MR. COOPER**, by Confirmation Order dated August 3, 2018, and recorded on August 10, 2018, in Volume 338, Page 181 of the City of Barre Land Records.

Being all and the same land and premises conveyed to Michaela A. Hammond by Warranty Deed of Lillian R. Pickering dated July 1, 2009 and recorded on July 2, 2009 in Volume 253, Page 892 of the Land Records of the City of Barre.

Being all and the same land and premises conveyed to Lillian R. Pickering by Warranty Deed of Cathleen B. Potvin dated September 6, 2002 and recorded in Book 195, Page 268 of the Land Records of the City of Barre, Vermont, except so much of said land and premises and conveyed by Quitclaim Deed of Lillian R. Pickering to Clarence G. Hinton dated December 22, 2003 and recorded in Book 209, Page 767 of the Land Records of the City of Barre, Vermont, and all and the same land and premises conveyed by Quitclaim Deed of Clarence G. Hinton to Lillian R. Pickering dated December 11, 2003 and recorded in Book 209, Page 768 of the Land Records of the City of Barre, Vermont.

Reference is hereby made to the above-mentioned deeds and the records thereof and to all prior deeds and their records for a more particular description of the land and premises herein conveyed.

Property Address: 98 Circle Street, Barre, VT 05641

TO HAVE AND TO HOLD all right and title in and to said premises, with the appurtenances thereof, to the said Grantees, and said Grantees' heirs and assigns forever. And furthermore, the said Grantor, does for Grantor and Grantor's successors and assigns forever, hereby covenant with Grantees, Grantees' heirs and assigns, that Grantor is the sole owner of and has full power and authority to bargain and sell the property, and that the property is free of all encumbrances made by Grantor and that Grantor does hereby engage to warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, I have hereunto set my hand this 26th day of February, 2019.

CITY CLERK'S OFFICE
Received Mar 08 2019 02:08P
Recorded in VOL: 346 PG: 210- 211
Of Barre City Land Records
ATTEST: Carolyn S. Dawes, City Clerk

VERMONT PROPERTY TRANSFER TAX FORM
32 V.S.A. Chap 231

NATIONSTAR MORTGAGE d/b/a/ MR. COOPER

Jeannine Hanson

By: Jeannine Hanson

Its: Assistant Secretary

STATE OF Colorado
COUNTY OF DOUGLAS

Personally appeared, Jeannine Hanson, as Asst. Secretary of NATIONSTAR MORTGAGE d/b/a/ MR. COOPER, this 26 day of February, 2019, who acknowledged the foregoing instrument, by him/her/them signed, to be his/her/their free act and deed and the free act and deed of said company.

Before me: Dannille Chapman
Notary Public
My Commission Expires: 7-18-2020

