

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, That I, **ROBERTA ELLIOTT**, of Warren, Vermont, Grantor, in consideration of TEN AND MORE Dollars paid to my full satisfaction by

**JOHN LANDY and YASMIN LANDY**

Husband and wife

of Milton, Massachusetts, Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees,

**JOHN LANDY and YASMIN LANDY**

Husband and wife, as tenants by the entirety

and their heirs and assigns forever, certain lands and premises located in Warren, in the County of Washington and State of Vermont, described as follows, viz:

Being all and the same lands and premises as were conveyed to Roberta Elliott by Warranty Deed of Roberta Elliott dated February 28, 2022 and recorded February 28, 2022 in Book 274, pages 351-352 of the land records of the Town of Warren, Vermont.

Being part of the same lands and premises as were conveyed to Thomas Doe and Roberta Doe by Warranty Deed of Rudolph F. Elliott dated July 25, 1990 and recorded August 8, 1990 in Book 93, pages 140-142 of the land records of the Town of Warren, Vermont. The interest of Thomas Doe in and to said lands and premises was conveyed to Roberta Elliott (formerly Roberta Doe) by Quit Claim Deed dated March 17, 1992 and recorded March 23, 1992 in Book 97, pages 217-218 of the land records of the Town of Warren, Vermont.

That portion of the above described lands and premises which is conveyed hereby is more particularly described as being Lot #2, consisting of 4 acres, more or less, of undeveloped land as depicted on a Survey entitled "Plat of Survey Showing Lands of Roberta Elliott, Warren, Vermont" prepared by Harold N. Marsh under date of March 8, 1990 and recorded January 14, 1997 as Map #228 of Slide 62 of the Town of Warren Land Records.

Included in this conveyance is an easement on Lot #1 for the installation, maintenance, repair and replacement of a sewage disposal system to serve the herein conveyed lands and premises within the easement area depicted on plans prepared by Grenier Engineering, P.C. and approved by the State of Vermont under Permit WW-5-8104, together with an easement to install, maintain, repair and replace a pipeline or pipelines running from Lot #2 to the sewage disposal system easement area on Lot #1 also as depicted on said plans. The surface of the

ground will be properly graded, seeded and mulched as soon as reasonable practical following disturbance.

The herein conveyed lands and premises are subject to and benefited by the terms and conditions of Warren Planning Commission Subdivision Review recorded January 8, 1997 in Book 116, pages 61-63 and to the terms and conditions of State of Vermont Subdivision Permit EC-5-2869 dated December 26, 1996 and recorded in Book 116, pages 39-41 as amended by Wastewater System and Potable Water Supply Permit WW-5-8104 dated November 13, 2019 and recorded in Book 259, pages 279-281 of the land records of the Town of Warren, Vermont.

The herein conveyed lands and premises will not be further subdivided.

Grantor agrees, by execution of this deed, and Grantees agree, by acceptance and recording of this Deed, that any solar panels or related or similar equipment will only be located on the roof(s) of residential structures on the herein conveyed lands and premises and on lands and premises retained by Grantor which are identified as Lot 1 on the aforementioned Survey, and will not be "ground mounted" in any way.

Subject to and with the benefit of rights, restrictions, covenants, terms, rights-of-way and easements referenced in the above mentioned deed or otherwise of record in the Town of Warren Land Records, which are valid and enforceable at law on the date of this deed - not meaning by such language to renew or reinstate any encumbrance which is otherwise barred by the provisions of Vermont law.

Reference may be had to the above mentioned deed and instruments and their records, and to all prior deeds and instruments and their records, for a more particular description of the herein conveyed land and premises.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees,

**JOHN LANDY and YASMIN LANDY**

Husband and wife, as tenants by the entirety

and their heirs and assigns, to their own use and behoof forever; And I, the said Grantor, **ROBERTA ELLIOTT**, for myself and my heirs, executors and administrators, do covenant with the said Grantees, **JOHN LANDY and YASMIN LANDY**, husband and wife, as tenants by the entirety, 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 aforesaid;

And I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand on this 23 day of March, 2022.

*Roberta Elliott*

Roberta Elliott

STATE OF VERMONT  
WASHINGTON COUNTY, ss.

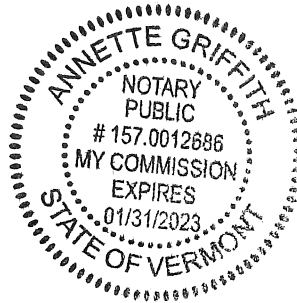
In said County on this 23 day of March, 2022, Roberta Elliott personally appeared and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed. Before me,

*Annette Griffith*

Notary Public/My commission expires: 01-31-2023

Affix seal or stamp or print name and insert

Commission Number: 01/31/2023



TOWN OF WARREN, VT

Received for Record 4/13 2022

at 1:35 o'clock P M and Received in

*Robertson*  
Vol. 275 Page 288-290

TOWN CLERK

VT Property Transfer Tax Return # 9465