

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that we, BARRY HALL and JEANNE COELHO-HALL, of Scituate, Massachusetts, Grantors, in the consideration of One and More Dollars, paid to our full satisfaction by MMRE, LLC, a limited liability company with its principal place of business in Fayston, VT, Grantee, by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, MMRE, LLC and its successors and assigns forever, a certain piece of land in the Town of Warren, in the County of Washington, and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Barry Hall and Jeanne Coelho-Hall by Warranty Deed of Joan F. Wilson, dated May 17, 2013, and of record in Book 222, Page 463 of the Warren Land Records.

Being all and the same lands and premises conveyed to Joan F. Wilson and Ruth F. Wilson, now deceased, as joint tenants with the right of survivorship, by Warranty Deed of Ellen Gould-Silcott and David H. Gould, dated June 17, 2010, and recorded in Book 206 at Page 502-505 of the Land Records of the Town of Warren, and being further described as follows:

Being Unit #3 in THE GLADES CONDOMINIUM, a condominium declared and existing under a Declaration of Condominium dated June 11, 1984, with exhibits thereto, recorded on June 12, 1984, in Book 70 at Pages 597-624 of the Land Records of the Town of Warren, and more particularly described on a lot and floor plan entitled "Exhibit B and C to Declaration of Condominium of The Glades Condominium" and filed in the Warren Land Records on June 12, 1984, as the same may have been amended of record; together with the undivided percentage ownership interest in the common areas and facilities of said condominium appurtenant thereto.

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

Reference is hereby made to the above-mentioned deeds and their records, and to all prior deeds and records for a more complete and more particular description of the within described premises conveyed in this deed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, MMRE, LLC and its successors and assigns, to its own use and behoof forever;

AND we the said Grantors, BARRY HALL and JEANNE COELHO-HALL for



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ourselves and our heirs and assigns, do covenant with the said Grantee, MMRE, LLC and its successors 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 it is **FREE FROM EVERY ENCUMBRANCE; except as aforementioned;**

AND we, BARRY HALL and JEANNE COELHO-HALL hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever.

IN WITNESS WHEREOF, we hereunto set our hands this 12 day of October, 2018.

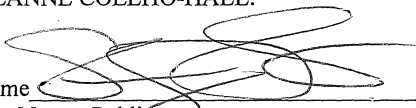
IN THE PRESENCE OF:

Barry Hall by David M. Sunshine atty in fact
BARRY HALL, by David M. Sunshine, Esq., his Attorney-In-Fact

Jeanne Coelho Hall by David M. Sunshine atty in fact
JEANNE COELHO-HALL, by David M. Sunshine, Esq., her Attorney-In-Fact

STATE OF VERMONT)
COUNTY OF VERMONT) SS.

At RICHMOND, this 12 day of October, 2018, personally appeared David M. Sunshine, Esq., Attorney-In-Fact for BARRY HALL and JEANNE COELHO-HALL and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of BARRY HALL and JEANNE COELHO-HALL.

Before me 
Notary Public
My Commission Expires: 2/10/2019

TOWN OF WARREN, VT
Received for Record 10/15 2018
at 8:45 o'clock A M and Received in
Robertson Vol. 253 Page 627-628
TOWN CLERK
VT Property Transfer Tax Return # 8516



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