

## VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I,

Elise Gabe,

of Scarsdale, New York, Grantor, in the consideration of Ten-And-More Dollars paid to my full satisfaction by

John Coffey,

of White Plains, New York, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee,

John Coffey,

his legal representatives, heirs and assigns forever, certain real property in the Town of Fayston, County of Washington and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to John Coffey and Elise Gabe by Warranty Deed of Marcia E. Cohen dated 2-20-04 and recorded in Book 96 pages 271-272 in the Town of Fayston Land Records.

Being all and the same land and premises conveyed to Marcia E. Cohen by Warranty Deed of Ronald E. Hawk and Tanya L. Hawk dated 1-2-98 and recorded in Book 73 pages 548-549 of the land records of the Town of Fayston, Vermont.

Said premises was originally designated as Apartment ("Unit") No. 6C, Group M, Phase No. II of the BATTLEGROUND CONDOMINIUM located in the Town of Fayston, County of Washington and State of Vermont, existing under and pursuant to a Declaration Of Condominium recorded January 2, 1975 in Book 30, Pages 186-330 of the Fayston Land Records, and an Amendment to said Declaration recorded 10-22-76 in Book 33 at Pages 99-101, as amended, and attachments thereto, and by Second and Restated Declaration of Condominium of the Battleground dated 11-4-95 and recorded in Book 66, Pages 84-127 of the Fayston Land Records. Reference may also be had to the Lot Plans on file in Map Book 4 Pages 26-28 of said Land Records, and to the various Floor Plans filed in connection with said Declaration and the Amendments thereto in further aid of this description.

Said premises is now known and designated as #19 Battleground Condominium as set forth in Exhibit C, Statement of Value and Interest, of said Second and Restated Declaration of Condominium of the Battleground dated 11-4-95 and recorded in Book 66, Pages 84-127 of the Fayston Land Records, together with that undivided interest in common areas and facilities appurtenant thereto.

The within conveyed premises is not the homestead of the Grantor.

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

Reference is made to the above mentioned deeds and their records, and to the Town of Fayston Land Records, in

further aid of this description.

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

John Coffey

his legal representatives, heirs and assigns, to his own use and behoof forever; And I, the said Grantor,

Elise Gabe

for myself and my heirs, executors and administrators, do covenant with the said Grantee,

John Coffey

his legal representatives, heirs and assigns, that until the ensealing 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 hereunto set my hand and seal this 7<sup>th</sup> day of September, 2011.

In Presence Of:

Lynnda M. Caneva  
Witness

Elise Gabe  
Elise Gabe

STATE OF NEW YORK )  
COUNTY OF WESTCHESTER ) : ss.

At WHITE PLAINS, NY, this 7<sup>th</sup> day of September, 2011

Elise Gabe, personally appeared, and acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me Joanne L. Trevett Feil  
Notary Public

My Commission Expires:  
(Notary public stamp or seal)

JOANNE L. TREVETT FEIL  
Notary Public, State of New York  
No. 01TR4985287  
Qualified in Westchester County 13  
Commission Expires August 12, 20

FAYSTON TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD

DATE 09/23/2011 TIME 10:56 AM  
RECORDED IN BOOK 122 PAGE 1064-1065  
ATTEST [Signature] ASST. TOWN CLERK

ACKNOWLEDGEMENT  
RETURNED RECEIVED

(Including certificates and, if required ACT 250 disclosure statement)

RETURN NO. 2011-09-001  
SIGNED [Signature] ASSJ, CLERK  
DATE 09/23/2011