

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that RONALD JACOBS, of Waitsfield, in the County of Washington and State of Vermont, Grantor, in consideration of TEN AND MORE DOLLARS, paid to his full satisfaction by MICAH EVAN JACOBS, of Roslindale, in the County of Suffolk and Commonwealth of Massachusetts, Grantee, by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, MICAH EVAN JACOBS, and his heirs and assigns forever, SUBJECT TO THE RESERVED LIFE ESTATE OF RONALD JACOBS, a certain piece of land in Waitsfield, in the County of Washington, and State of Vermont, described as follows, viz:

It being all and the same land and premises acquired by Ronald Jacobs by virtue of the following deeds recorded with the Waitsfield Land Records: (1) quitclaim deed of Sheila K. Morgan, Trustee dated November 23, 1977 and recorded in Book 31 Page 147; and (2) quitclaim deed of Sheila K. Getzinger (formerly Sheila K. Morgan), Trustee dated February 21, 2002 and recorded in Book 95 Page 309.

Grantor, Ronald Jacobs, hereby EXCEPTS AND RESERVES unto himself for and during his life, the right to possess, occupy, use and control the entire and whole land and premises as freely, fully and exclusively as he might do if the fee title were to remain in him. Grantor reserves unto himself the sole and exclusive power to mortgage the fee of said land and premises at any time he may desire and to use the full receipts therefrom as he may desire for his own benefit, and also the full power to sell and convey the fee to said land and premises by his sole and exclusive deed and to use the receipts therefrom as he may desire for his own benefit, and also to lease or rent all or part of said land and premises and keep all rents for his personal use and for his own benefit.

In the event Grantor wishes to exercise said power to sell or mortgage the property, then Grantor shall record a Notice of Intent to Exercise Reserved Powers in the Waitsfield Land Records; thereafter, the signature of Grantor or his duly authorized agent shall be effective to sell or mortgage the property, without the concurrence or signature of the Grantee, who acknowledges his agreement to this procedure by virtue of recording this deed. Recording this deed shall constitute notice of Grantor's intent to lease or rent all or part of said land and premises and keep all rents for his personal use and for his own benefit, and no further notice of such intent is required.

During Grantor's lifetime, Grantor shall be responsible for payment of all mortgage, taxes, utilities, insurance, and maintenance expenses. Effective upon termination of Grantor's life tenancy, Grantee shall take title to the real property in fee simple absolute.

Reference is hereby made to said deeds and their records, to all references therein and to the Waitsfield Land Records in aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **MICAH EVAN JACOBS**, his heirs and assigns, to his own use and behoof forever; and I, the said Grantor, **RONALD JACOBS**, for myself and my heirs, executors and administrators, do covenant with the said Grantee, **MICAH EVAN JACOBS**, his heirs and assigns, that until the ensembling of these presents, I am the sole owner of the premises, and I have good right and title to convey the same in manner aforesaid, and they are **FREE FROM EVERY ENCUMBRANCE**, except as herein stated and except for any interest of the Peoples United Bank (f/k/a Chittenden Trust Co., d/b/a Mortgage Service Center) in and to said land and premises; and I hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as herein stated.

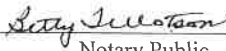
IN WITNESS WHEREOF, I hereunto set my hand this 4th day of June 2014.

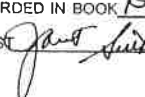



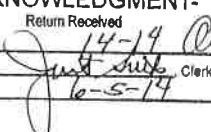
Ronald Jacobs

STATE OF VERMONT
WASHINGTON COUNTY, SS.

At Waterbury, this 4th day of June 2014, RONALD JACOBS personally appeared and he acknowledged this instrument by him subscribed to be his free act and deed.

Before me, 
Notary Public
My commission expires: 2/10/15

WAITSFIELD TOWN CLERKS OFFICE
RECEIVED FOR RECORD
DATE 6-5-14 TIME 12:05pm
RECORDED IN BOOK 153 PAGE 490-491
ATTEST  TOWN CLERK


Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Received
Return No. 14-14 Post
Signed  Clerk
Date 6-5-14