

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I,

Cheryl Hunter,

of Shrewsbury, Pennsylvania, Grantor, in the consideration of Ten-And-More Dollars paid to my full satisfaction by

Audra L. Bake and Kyle D. Bake,

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

Audra L. Bake and Kyle D. Bake,
wife and husband, as tenants by the entirety

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

Being all and the same land and premises conveyed to Cheryl Hunter by Warranty Deed of Club Shred, Inc. dated 9-8-00 and recorded in Book 133 pages 181-182 of the land records of the Town of Warren, Vermont.

Being all and the same land and premises conveyed to Club Shred, Inc. by Warranty Deed of Robert Lohrmann, Walter Lohrmann and Mark Zebora dated 10-11-91 and recorded in Book 96 pages 106-107 of said land records.

Being Unit #12 of North Lynx Condominium, formerly known as Middle Earth Condominium, a condominium existing under and pursuant to a Declaration of Condominium dated 10-20-70 and recorded in Book 33 Page 431 of the land records of the Town of Warren, Vermont. The Declaration was restated including a name change to North Lynx Condominium - Sugarbush Village - by Restated Declaration dated 10-12-97 and recorded on 11-4-97 in Book 118 pages 604-627 of said land records. Said Declaration was again restated as North Lynx Condominium - Sugarbush Village - by Restated Declaration dated 10-11-98 and recorded on 11-6-98 in Book 123 pages 600-630. Included is the percentage ownership interest appurtenant to said unit as set forth in said Declaration, as amended and restated.

The premises are known and designated as 116 Middle Earth Drive, North Lynx #12 Condominium in the Town of Warren, Vermont. The conveyed premises are 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 land records of the Town of Warren, 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 land records of the Town of Warren, in further aid of this description.

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

Audra L. Bake and Kyle D. Bake,
wife and husband as tenants by the entirety

and the legal representatives, heirs and assigns of them, and of the survivor of them, to their own use and behoof forever; And I, the said Grantor,

Cheryl Hunter

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

Audra L. Bake and Kyle D. Bake

and the legal representatives, heirs and assigns of them, and of the survivor of them, 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.

DATED this 9TH day of JUNE, 2017.

Cheryl Hunter
Cheryl Hunter

STATE OF VERMONT) At WATSFIELD, this
COUNTY OF WASHINGTON) :ss. 9TH day of JUNE, 2017

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

Before me, Carol O'Neil
Notary Public

Notary Stamp or Seal:

TOWN OF WARREN, VT
Received for Record 619 2017
at 3:45 o'clock P M and Received in
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TOWN CLERK
VT Property Transfer Tax Return # 8155