

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, JOHN HALE and VALERIE J. HALE of Warren, County of Washington and State of Vermont (the "Grantors"), for Ten Dollars and other valuable consideration received, receipt of which is hereby acknowledged, do hereby **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto John Hale and Valerie J. Hale, TRUSTEES OF THE HALE LIVING TRUST dated June 25, 2013, and any amendments thereto, (the "Trustees") and their successors and assigns forever, a piece of land described as **5154 East Warren Road**, in Warren, County of Washington and State of Vermont (hereinafter called the "Premises") and described as follows:

Being all and the same land and premises that was conveyed to John Hale and Valerie J. Hale, husband and wife, as tenants by the entirety, by David K. Irish, with any improvements thereon and appurtenances thereto, conveyed by a Warranty Deed dated July 16, 1998 and of record in Book 122, Pages 50-51 of the Land Records of the Town of Warren.

Reference is hereby made to the above instruments and to the records and references contained therein in further aid of this description.

The herein conveyed lands and premise are conveyed subject to any mortgages of record and with the benefit of the terms, restrictions, easements, rights, memberships, provisions, exceptions, reservations, real covenants, rights of first refusal, rules and regulations set forth and/or referenced in the aforesaid deed to the herein Grantors and prior deeds of record.

This conveyance is 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 by the Marketable Records Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated.

This conveyance shall act as a deed of Quit Claim only as to any portion of the herein conveyed real estate which may lie within any road or highway right of way.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Trustees and the Trustees' successors and assigns, for the uses and purposes set forth herein and in said Trust Agreement, and the said Grantors, for the Grantors and their heirs, executors and administrators, do covenant with the said Trustees, and the Trustees' successors and assigns, that until the ensembling of these presents the Grantors are the sole owners 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 the Grantors hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever,

000322

except as aforesaid.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

IN WITNESS WHEREOF, Grantors have hereunto caused this instrument to be signed, this June 25, 2013.

John Hale
JOHN HALE

Valerie J. Hale
VALERIE J. HALE

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At South Burlington, in said County and State, this June 25, 2013, personally appeared JOHN HALE and VALERIE J. HALE and they acknowledged this instrument to be their free act and deed.

Before me, *[Signature]*
Notary Public

Notary commission issued in Chittenden County
My commission expires: 2/10/2015

Vermont Property Transfer Tax
32 V.S.A. Cap. 231
- ACKNOWLEDGEMENT -
Return Rec'd -
Return No. TN 7417
Signed *[Signature]* Clerk
Date 6-26-13

TOWN OF WARREN, VT
Received for Record 6/26 2013
at 11 o'clock A M and Received in
Vol 223 Page 221-322
[Signature]
TOWN CLERK