

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, MARIE WALDRIP, a single person, of Granville, County of Addison, and state of Vermont, GRANTOR,

IN CONSIDERATION OF ten dollars, and other good and valuable consideration paid to our full satisfaction by SPRING CLINTON SMITH and MARK SMITH, husband and wife, of South Boston, in the County of *SUFFOLK* and State of Massachusetts, GRANTEES.

By these presents, do freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the said Grantees, SPRING CLINTON SMITH and MARK SMITH, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in Granville, County of Addison, and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Walter Waldrip (now deceased) and Marie Waldrip by Warranty Deed of George P. Duell and Kathleen Duell, dated December 18, 1987 and recorded in Book 26, pages 331-332 of the Granville Land Records, being more particularly described therein as follows:

“A lot of land with buildings thereon situated on the northerly side of Fuller Road, so-called, and being the same lands and premises conveyed to George P. Duell and Kathleen Duell by Warranty Deed of Ide G. Sargeant, Jean L. Sargeant and Marion T. Sargeant dated July 31, 1971 and recorded in Volume 22, Page 23 of the Land Records of the Town of Granville.

“Said parcel of land is described as follows:

“It being a parcel of land in Granville South Hollow so-called and being described as follows:

Beginning at an iron post set on the northerly side of the Fuller Road, so-called, and being the southwesterly corner of land now or formerly owned by Leonard and Shirley Rose; thence along the Rose property line in a northeasterly direction one thousand twenty-nine feet (1029') more or less, to an iron post; thence northwesterly four hundred twenty five feet more or less, to an iron post; thence southwesterly one thousand twenty nine (1029'), more or less, to an iron post set in the Fuller Road; thence along the northerly side of said road [a distance of 471 feet, more or less] to the place of beginning.

Said parcel to contain 10.2 acres more or less.”

Subject to and benefited by easements and rights of way of record; provided, however, that any encumbrances otherwise extinguished by the Record Title Act are not hereby revived.

VERMONT RECORDS DEPARTMENT
- TOWN OF GRANVILLE -
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TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereon, thereof, to the said Grantees, SPRING CLINTON SMITH and MARK SMITH, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; And I the said Grantor, MARIE H. WALDRIP, for myself and my heirs, executors and administrators, do covenant with the said Grantees, SPRING CLINTON SMITH and MARK SMITH and their heirs and assigns, that until the ensembling 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 hands and seals this 14th day of November, 2003

In Presence of:

Susan M. Dismore

Marie H. Waldrip L.S.
Marie Waldrip

State of Vermont
Washington County, ss

At Waitsfield this 14th day of November, 2003, Marie Waldrip, personally appeared, and she acknowledged this instrument, by her, sealed and subscribed, to be her free act and deed.

Before Me

Susan M. Dismore

Notary Public
MY COMMISSION EXPIRES: February 10, 2007

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
- ACKNOWLEDGEMENT -
Return Rec'd. -- Tax Paid -- Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 2003-033
Signed: Paula J. Rich Clerk
Date: November 18, 2003

FILE TOWN CLERK
November 18 AD 20 03 AT
9 O'CLOCK 30 MINUTE A M
RECEIVED THE ORIGINAL
DOCUMENT OF WHICH THE
FOREGOING IS A TRUE RECORD.
ATTEST Paula J. Rich
TOWN CLERK
DATE November 18, 2003