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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, **Stefan Windler and Mary Windler**, Grantors, in consideration of Ten and More Dollars paid to our full satisfaction by Grantee, **Maureen E. Keene**, by these presents do freely GIVE, GRANT, SELL AND CONFIRM unto the said Grantee, **Maureen E. Keene**, and her heirs and assigns forever, certain lands and premises in the Town of Stowe, County of Lamoille and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Stefan Windler and Mary Windler by Warranty Deed of Peter A. Lynch and Diane R. Lynch dated June 27, 2012 and recorded in Book 834, Pages 54-56 of the Stowe Land Records.

The property being conveyed herein is all of Lot No. 18 as shown and depicted on a plan of lots entitled "Lot Plan of First Area, Mansfield View Properties, Stowe Valley Section, James A. Jackson, Owner, Stowe, Vermont," dated November 21, 1966 and recorded in Map Book C, Page 25 (formerly Map File No. 9-J) of the Stowe Land Records.

Said land and premises are subject to and have the benefit of certain Protective Covenants dated May 1, 1967 and recorded in Book 57, Page 240 of the Stowe Land Records, as the same may be amended from time to time including the Amendment of Covenants and Restrictions and Release of Right of First Refusal applicable to Mansfield View Properties, Inc., Stowe Valley Section, dated March 24, 1987 and recorded in Book 135, Page 294 of the Stowe Land Records.

Said land and premises are subject to Wastewater System and Potable Water Supply Permit WW-5-7695 dated June 21, 2018 and recorded in Book 1020, Pages 226-228 of the Stowe Land Records.

This conveyance is made subject to and with the benefit of any and all easements, rights-of-way, conditions, and restrictions of record, provided, however, that this paragraph shall not reinstate any such interest or encumbrance previously extinguished by the Marketable Record Title Act as set forth in Title 27 Vermont Statutes Annotated section 601-606 and any amendments thereto.

Reference is hereby made to the above-referenced deeds, plan and instruments, the records thereof, the references therein and the respective records thereof, all in further aid of this description.

horsleylajoiegoldfine

ATTORNEYS AT LAW

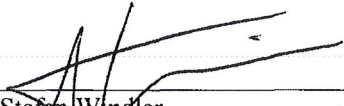
166 South Main Street, Suite 2, Stowe, Vermont 05672
P: 802.760.6480 F: 802.760.6494

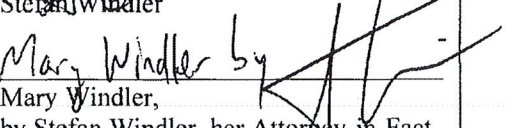
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TO HAVE AND TO HOLD all the granted premises, together with all the privileges and appurtenances thereof, to the said Grantee, **Maureen E. Keene**, and her heirs and assigns, to their own use and behoof forever; and we, the said Grantors, **Stefan Windler and Mary Windler**, for ourselves and our heirs and assigns, do covenant with the said Grantee, **Maureen E. Keene** and her heirs and assigns, that until the ensealing of these presents we are the sole owners of the premises, and have good right and title to convey the same in the manner aforesaid, and that they are free from every encumbrance, except as aforesaid.

And we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as aforesaid.

IN WITNESS WHEREOF, we, **Stefan Windler and Mary Windler**, hereunto set our hands and seal this 16 day of January, 2019.



Stefan Windler


Mary Windler,
by Stefan Windler, her Attorney-in-Fact

STATE OF VERMONT)
Camsille COUNTY) ss.

At Stowe, in said County and State, this 10th day of January, 2019, personally appeared Stefan Windler, individually and as attorney-in-fact for Mary Windler, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Mary Windler.

Before me:


Notary Public Jesse Goldfine
Commission Expires: 2/10/2019

Stowe, VT. Record Received
1-18-2019 at 2:47 P.M.
Lisa A. Walker, Town Clerk

Transfer Received 1-18-2019
Lisa A. Walker, Town Clerk, Stowe, VT