

**WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS** that we, PHILIP E. WELCH, JR. and SHERYL E. WELCH, of Morristown, Vermont, Grantors, in the consideration of One and More Dollars, paid to our full satisfaction by GIORGIO PICCOLI of Brooklyn, New York, Grantee, by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, GIORGIO PICCOLI, and his heirs and assigns forever, certain lands and premises in the Town of Morristown, in the County of Lamoille, and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Philip E. Welch, Jr. and Sheryl E. Welch by Warranty Deed of Craig P. Fellows and Michelle R. Fellows dated August 30, 2017 and recorded in Book 241, Pages 112-114 of the Morristown Land Records.

Further being all and the same land and premises conveyed to Craig P. Fellows by Quitclaim Deed of Kim S. Fellows, dated March 2, 2001 and recorded in Book 120, Page 193 of the Morristown Land Records. Further being all and the same land and premises conveyed to Craig P. Fellows and Kim L. Fellows, now known as Kim S. Fellows, by the Warranty Deed of Florence Mould dated August 14, 1985 and recorded in Book 82, Pages 317-318 of the Morristown Land Records.

Being part of the same land and premises conveyed to Henry B. Mould and Florence H. Mould by Warranty Deed of Francis A. Clark and May C. Stevens, Trustees u/w of George W. Clark, dated November 3, 1939 and recorded in Book 47, Page 132 of the Morristown Land Records, being more particularly described as follows:

Starting at an iron pin set in the westerly limits of Town Highway number 37 (Lower Elmore Mountain Road) on the boundary of property formerly conveyed to Sharon Greaves; thence south 89 degrees, 14 minutes, 38 seconds west, 193.10 feet, more or less, along the Greaves/Mould property line to an iron pin set; thence south 28 degrees, 55 minutes, 44 seconds west, 85.42 feet to an iron pin set; thence south 69 degrees, 4 minutes, 30 seconds east, 392 feet, more or less, along the Mould/Griswold property line to a point on the westerly limits of town highway number 37; thence in a northwesterly and northerly direction along the westerly limits of town highway number 37 to the point of beginning. Meaning hereby to convey 1.66 acres be the same, more or less.

Reference is made to a survey map entitled, "A Transit and Tape Survey, a Portion of the Henry and Florence Mould Property, Morristown, Vermont" by Willard Gove, dated May 2, 1979 and recorded in Map Slide 24.

Meaning hereby to convey by Quitclaim only the land between the westerly limits of town highway number 37 and centerline of town highway number 37. Also meaning to convey all springs rights and privileges described in the above referenced deed not conveyed heretofore.

Reference is hereby made to the instruments aforementioned, and the records thereof, and

the instruments therein referred to, and the records thereof, in further aid of this description.

This conveyance is made subject to and with the benefit of any protective covenants, permits, conditions and restrictions, utility easements, spring and water 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 Record Title Act, Subchapter 7, Title 27, of the Vermont Statutes Annotated.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, GIORGIO PICCOLI, and his heirs and assigns, to his own use and behoof forever;

**AND** we, the said Grantors, PHILIP E. WELCH, JR. and SHERYL E. WELCH, for ourselves and our heirs and assigns, do covenant with the said Grantee, GIORGIO PICCOLI, and his 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 manner aforesaid, that it is **FREE FROM EVERY ENCUMBRANCE; except as aforementioned;**

**AND** we do hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever.

IN WITNESS WHEREOF, we, the Grantors hereunto set our hands and seal, this 9<sup>th</sup> day of February, 2022.

Philip E. Welch  
By: Anna A. Black, Esq.  
Attorney-in-Fact  
PHILIP E. WELCH, JR.  
By: Anna A. Black, Esq., Attorney-in-Fact

Sheryl E. Welch  
By: Anna A. Black, Esq.  
Attorney-in-Fact  
SHERYL E. WELCH  
By: Anna A. Black, Esq., Attorney-in-Fact

STATE OF VERMONT       )  
LAMOILLE COUNTY, SS. )

At Stowe, Vermont, this 9<sup>th</sup> day of February, 2022, personally appeared Anna A. Black, Esq., as Attorney-in-Fact for Philip E. Welch, Jr. and Sheryl E. Welch, and she acknowledged this instrument, by her subscribed, to be her free act and deed, and the free act and deed of the said Philip E. Welch, Jr. and Sheryl E. Welch.

Before Me, Kristal E. Griswold  
Notary Public  
My Commission Expires: 1/31/2023  
License No. 157003898

