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**WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS** that we, **KENDELL ROSFELD and SALLY TURNER ROSFELD** with a place of residence in Stowe, County of Lamoille and State of Vermont, Grantors, in consideration of Ten and more Dollars paid to our full satisfaction by **JONATHAN A. GARCIA and MARIA CHRISTINA HERMIDA** of Guaynabo, Puerto Rico, Grantees, by these presents, do **freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM** unto the said Grantees, **JONATHAN A. GARCIA and MARIA CHRISTINA HERMIDA**, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Stowe, County of Lamoille and State of Vermont described as follows:

Being all and the same lands and premises conveyed to **Kendall Rosfeld and Sally Turner Rosfeld** by Special Warranty Deed of **Hewitt Relocation Services, Inc.** dated December 17, 2004, recorded January 12, 2005 in Volume 596 at Pages 009-010 of the Stowe Land Records, and described therein as follows:

Being all and the same lands and premises conveyed to [Hewitt Relocation Services, Inc.] by Warranty Deed of **Randall J. Schievella and Susan Schievella** dated October 27, 2004 and recorded in Volume 594 at Page 291 of the Town of Stowe Land Records, and being described therein as follows:

"Being all of Lot No. C-4 as shown on a plan of lots entitled "Sugar House Hill" originally recorded in Book A at Page 95 of the Town of Stowe Land Records on January 16, 1965, and now filed on Map Slide 48A and 49A (the "Property"). The dwelling house situated on said Property is known and designated as 83 Slocum Lane, Stowe, Vermont.

Also included with this Property are rights of way, spring and water rights and membership in Homeowners Association, now known as Sugar House Hill Property Owners Association, Inc., as originally set forth in a Warranty Deed from Land Associates, Inc. to **Milo M. Brisco** dated October 24, 1968 and recorded in Volume 60 at Page 305 of the aforesaid Land Records.

Being all and the same land and premises conveyed to **Randall J. Schievella and Susan Schievella** by Warranty Deed from **Ben Saskin** dated March 22, 1988 and recorded in Volume 159 at Page 67 of the aforesaid Land Records.

Reference is herein made to the aforementioned instruments, the records thereof and the references therein contained, all in further aid of this description."

This conveyance is made subject to and with the benefit of any spring rights, easements, rights-of-way, conditions, restrictions, and other such interests as may appear more particularly 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, Sections 601-606 and any amendments thereto.

Reference is hereby made to said deeds, and their records, to all references therein and to the Stowe Land Records in further aid of this description.

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**TO HAVE AND TO HOLD** said granted premises with all the privileges and appurtenances thereof, to the said Grantees, JONATHAN A. GARCIA and MARIA CHRISTINA HERMIDA, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and we, the said Grantors, KENDELL ROSFELD and SALLY TURNER ROSFELD, for ourselves, and our heirs and assigns, do covenant 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 they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid, and we hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 10 day of November, 2006.

In Presence of

Kenn L. Rosfeld

Kennell Rosfeld (L.S.)  
KENDELL ROSFELD

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Sally Turner Rosfeld (L.S.)  
SALLY TURNER ROSFELD

STATE OF VERMONT  
LAMOILLE COUNTY, ss.

At Stowe this 10<sup>th</sup> day of November, 2006, KENDELL ROSFELD and SALLY TURNER ROSFELD personally appeared and acknowledged and subscribed this instrument to be their free act and deed.

Before me,

Kenn L. Rosfeld  
Notary Public  
My Commission Expires: 02/10/2007

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