

2273

**Prepared By:**  
Dennis D. Cassidy

**After Recording Return To:**  
P.O.Box 198  
Waterbury, Vermont 05676

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On October <sup>20</sup>~~30~~, 2020 THE GRANTOR(S),

- Rosemarie Cassidy and DENNIS D. CASSIDY a married couple

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration have REMISED, RELEASED, and FOREVER QUITCLAIMED unto the below GRANTEE(s):

- Rosemarie Cassidy and \_\_\_\_\_, a married couple, residing at  
104 Tyler Ridge, Waterbury, WASHINGTON County,

all right and title which I/we or my/our heirs and assigns have in, and to a certain parcel of land described as follows: in Waterbury, in the County of VT, State of Vermont

Legal Description: See attached *Exhibit A*

To have and to hold all right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said Grantee(s), and his/her/their heirs assigns forever.

And furthermore, the said Grantor(s), for myself/ourselves and my/our heirs and assigns, covenant with the said Grantee(s) and his/her/their heirs and assigns, that from and after the ensealing of these presents, the said Grantor(s) will have and claim no right in or to the said quitclaimed premises.

**Grantor Signatures:**

DATED: 10/20/2020

Rosemarie Cassidy

Rosemarie Cassidy  
104 Tyler Ridge/Waterbury Commons  
Waterbury, Vermont  
05676

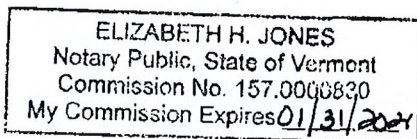
DATED: 10/20/2020

Dennis D. Cassidy

104 Tyler Ridge/Waterbury Commons  
Waterbury, Vermont  
05676

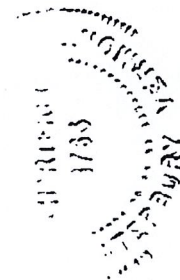
STATE OF VERMONT, COUNTY OF WASHINGTON, ss:

On this 20<sup>th</sup> day of October, 2020, before me, the undersigned, Notary Public for the State of Vermont, personally appeared Rosemarie Cassidy and Dennis D. Cassidy, to me known (or to me proved) to be the identical persons named in and who executed the above Quitclaim Deed, and acknowledged that such persons executed it as such persons' voluntary act and deed.



Elizabeth H. Jones  
Notary Public

My commission expires 01/31/2021



WATERBURY TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD  
October 20, A.D. 2020  
AT 3 O'CLOCK 45 MINUTES PM  
AND RECORDED IN BOOK 470 PAGE 73-74  
RECORDS OF Deeds  
ATTEST Brian Jones  
Asst TOWN CLERK

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
-ACKNOWLEDGMENT-  
RETURNS RECEIVED Asst  
Signed Brian Jones Clerk  
Date October 20, 2020

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**WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS THAT WATERBURY COMMONS, LLC**, a Vermont limited liability company with a place of business in Waterbury, Vermont Grantor, in consideration of Ten and more Dollars paid to its full satisfaction by **DENNIS D. CASSIDY** and **ROSEMARIE CASSIDY** of Waterbury, Vermont, Grantees, by these presents, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, **DENNIS D. CASSIDY** and **ROSEMARIE CASSIDY**, as tenants by the entirety and their heirs and assigns forever, certain land and premises in Waterbury, Vermont, described as follows, viz:

It being part of all and the same land and premises, conveyed to Waterbury Commons, LLC by Warranty Deed of Sparks Holdings, LLC dated August 30, 2013 and recorded in Book 341 Page 250-254 of the Waterbury Land Records.

Being a part of the same lands and premises as were conveyed to Sparks Holdings, LLC by the following: (1) Warranty Deed from Amelia Acres 2, LLC dated April 28, 2010 and recorded April 28, 2010 in Book 278, pages 425-427 of the land records of the Town of Waterbury, Vermont; and (2) Quit Claim Deed of Travis J. Kingsbury and Madaileine Kingsbury dated December 13, 2010 and recorded in Book 283, pages 253-254 of the land records of the Town of Waterbury, Vermont.

Said part being a 0.20- acre parcel of land identified as Lot 5 on a survey plat by McCain Consulting, Inc. entitled "Survey and Subdivision of the Lands of SPARKS HOLDINGS, LLC, Perry Hill Road, Waterbury, Vermont" dated June 28, 2013 and recorded at Map Slide 327-01 and 327-02 of the Waterbury Land Records (the Plat).

The land and premises are more particularly described as follows:

Commencing at the southeast corner of the land formerly of Travis J. and Madaileine Kingsbury;

thence N 77° 09' 59" E a distance of 129.50 feet to an iron rod to be set at the corner of Lot 1 and Lot 3;

thence S 16° 18' 16" E a distance of 77.89 feet along the Common Lot and Lot 3 to an iron rod to be set at the point of beginning;

thence S 78° 23' 28" E a distance of 73.64 feet along Lot 3 to an iron rod to be set;

thence continuing S 78° 23' 28" E a distance of 25.48 feet along said Lot 3 to a point;

thence southerly in a non-tangential concave curve to the right with a radius of 100.00 feet



for a distance of 37.42 feet along Lot 4 of the Sparks Holdings, LLC subdivision to a point, which point bears S 12° 42' 18" W a distance of 37.20 feet from the start of the curve;

thence continuing southerly in a concave curve to the right with a radius of 100.00 feet for a distance of 62.43 feet along Lot 6 to a point, which point bears S 41° 18' 31" W a distance of 61.42 feet from the last mentioned point;

thence S 59°-11'-32" W a distance of 19.00 feet along said Lot 6 to a point;

thence N 42° 10' 30" W a distance of 25.50 feet along Lot 7 to an iron rod to be set;

thence continuing N 42° 10' 30" W a distance of 61.39 feet along Lot 7 to an iron rod to be set;

thence N 28° 51' 25" W a distance of 54.47 feet along said Common Lot to the point of beginning.

Bearings are based on magnetic north as observed by McCain Consulting, Inc. in October 2001.

Also conveyed hereby is an easement in common for access and utility purposes over and under a fifty foot (50') wide strip of land depicted as "Right-of-way in common" on the Plat. Said easement includes the right to connect to, install, maintain, replace, and repair water, sewer, and utility lines and all related equipment and installations under and along said fifty foot wide strip of land.

This conveyance is subject to terms and conditions of Town of Waterbury Zoning Permit No. 35-15-V dated November 5, 2015 and recorded in Book 373 Page 211 of the Waterbury Land Records.

The land and premises conveyed hereby include the benefit of and are subject to all rights, conditions, covenants, easements, rights of way and other provisions set forth in the WATERBURY COMMONS DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS dated October 16, 2014 and recorded in Book 357 Pages 4-44 of the Waterbury Land Records (the Declaration) and to the Bylaws of the Waterbury Commons Homeowners Association, Inc.; to conditions contained in Town of Waterbury, State of Vermont, and federal permits and approvals identified in the Declaration or appearing of record, and to such rights, restrictions, conditions, rights of way and easements as are shown or referred to on the Plat or in the Declaration; to public highway and public utility rights, and to such rights, conditions, covenants, rights of way and easements which are of record and which are enforceable at law on the date hereof – not meaning by such language to renew, reinstate or extend the validity of any encumbrance otherwise barred by Vermont law.

Reference is hereby made to said Declaration, Bylaws, Plat, deeds, agreements and permits and their records, to all references therein and to the Waterbury Land Records in aid of this description.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **DENNIS D. CASSIDY** and **ROSEMARIE CASSIDY**, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and **WATERBURY COMMONS, LLC**, the said Grantor, for itself and its successors and assigns, does covenant with the said Grantees and their heirs and assigns, that until the ensealing of these presents it is the sole owner of the premises and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid, and it hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, **WATERBURY COMMONS, LLC** hereunto set its hand this 23 day of May, 2016.

WATERBURY COMMONS, LLC

BY: [Signature]

STATE OF VERMONT  
WASHINGTON COUNTY, SS.

At Waterbury this 23 day of May, 2016, personally appeared Paul Arnot, and she/he acknowledged this instrument, by her/him subscribed to be her/his free act and deed and the free act and deed of Waterbury Commons, LLC.

Before me: [Signature]  
Notary Public  
My commission expires: 2/10/19

WATERBURY TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD  
May 24, A.D. 2016  
AT 10 O'CLOCK 00 MINUTES AM  
AND RECORDED IN BOOK 381 PAGE 76-78  
RECORDS OF Deeds  
ATTEST [Signature]  
Asst TOWN CLERK

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
-ACKNOWLEDGMENT-  
RETURNS RECEIVED  
Signed [Signature] Asst Clerk  
Date May 24, 2016