

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, ERICA L. LAVOIE of Waterbury in the County of Washington and State of Vermont, Grantor, in the consideration of TEN AND MORE Dollars paid to my full satisfaction by WILLIAM GOODSIR DURST and ASHLEY THERESA WOLF of Stowe in the County of Lamoille and State of Vermont, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, WILLIAM GOODSIR DURST and ASHLEY THERESA WOLF, as joint tenants with right of survivorship, their heirs and assigns forever, a certain piece or parcel of land in the Town of Waterbury, County of Washington and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Erica L. Lavoie by Warranty Deed of Leo Corbeil and Denise Corbeil dated September 30, 2015 and recorded in Volume 372 at Page 65 of the Town of Waterbury Land Records and more particularly described therein, in part, as follows:

"Being the southerly half of a double tenement house situated on the easterly side of Randall Street in the Village of Waterbury, the dividing line being the center wall of said house together with all of the land connected therewith that is southerly of the line as projected from Randall Street through the center line of said house to the rear of the lot. Said premises are situated just northerly and adjoin what is known as the Luce property on said Randall Street. There is also conveyed herewith a right of way in common with others between the double tenement house the southerly half of which is hereby conveyed and the Luce house next southerly. There is reserved, however, to the occupants of the other tenement in said house the right of way across the rear of the land hereby conveyed for the purpose of access to and from the other half of said house and for the purpose of reaching the land in the rear or any building that may be erected thereon but in using said right of way said use shall be in such a manner as to cause as little inconvenience as possible."

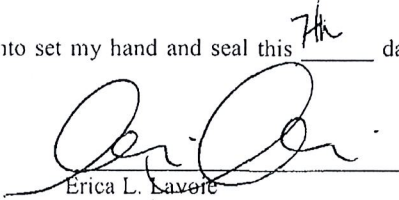
Being lands and premises commonly known and designated as 22 Randall Street, Waterbury, Vermont.

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

**TO HAVE AND TO HOLD** all said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, WILLIAM GOODSIR DURST and ASHLEY THERESA WOLF, as joint tenants with right of survivorship, and their heirs and assigns, to their own use and behoof forever; And I, the said Grantor, ERICA L. LAVOIE, for myself and my heirs, executors and administrators, do covenant with the said Grantees, WILLIAM GOODSIR DURST and ASHLEY THERESA WOLF, 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

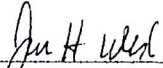
same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; except as aforesaid; and I hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

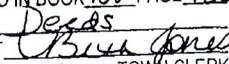
IN WITNESS WHEREOF, I hereunto set my hand and seal this 7<sup>th</sup> day of June, 2019.

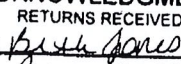
  
Erica L. Lavoie

STATE OF VERMONT  
COUNTY OF WASHINGTON, ss.

At Montpelier, Vermont this 7<sup>th</sup> day of June, 2019 personally appeared Erica L. Lavoie, she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me,   
Notary Public  
Commission No. 157000 8775  
My Commission Expires 1/31/2021

WATERBURY TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD  
June 10, A.D. 2019  
AT 11 O'CLOCK 00 MINUTES A M  
AND RECORDED IN BOOK 438 PAGE 133-134  
RECORDS OF Deeds  
ATTEST   
A331 TOWN CLERK

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
-ACKNOWLEDGMENT-  
RETURNS RECEIVED AS ST  
Signed  Clerk  
Date June 10, 2019