

**WARRANTY DEED**

(PTR) Return No. 2618-190  
32 V.S.A. Chap 231

**KNOW ALL MEN BY THESE PRESENTS** that we, MARC M. KOLE, Trustee of the MARC M. KOLE TRUST f/k/a the MARC M. KOLE 2004 REVOCABLE LIVING TRUST dated November 10, 2004, as amended and restated February 27, 2013, and COLLEEN M. KOLE, Trustee of the COLLEEN M. KOLE TRUST f/k/a the COLLEEN M. KOLE 2004 REVOCABLE LIVING TRUST dated November 10, 2004, as amended and restated February 27, 2013, of Grand Rapids, Michigan, Grantors, in the consideration of One and More Dollars, paid to our full satisfaction by KENT D. MIKUS, Trustee of the KENT D. MIKUS LIVING TRUST dated April 27, 2015, as amended on January 20, 2016, and any amendments thereto, Grantee, of The Villages, Florida, by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, KENT D. MIKUS, Trustee of the KENT D. MIKUS LIVING TRUST dated April 27, 2015, as amended on January 20, 2016, and his successors and assigns forever, a certain piece of land in the Town of Morristown, County of Lamoille, and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to MARC M. KOLE, Trustee of the MARC M. KOLE 2004 REVOCABLE LIVING TRUST, and COLLEEN M. KOLE, Trustee of the COLLEEN M. KOLE 2004 REVOCABLE LIVING TRUST by Quitclaim Deed of Marc M. Kole and Colleen M. Kole dated January 31, 2005 and recorded at Book 135, Page 720 of the Town of Morristown Land Records.

Being all and the same lands and premises conveyed to Marc M. Kole and Colleen M. Kole by Warranty Deed of Ben Pেকেles and Renee Esther Pেকেles dated June 2, 2003 and recorded at Book 129, Page 193 of the Town of Morristown Land Records and more particularly described therein as follows:

"Being all and the same lands and premises conveyed to Ben Pেকেles and Renee Esther Pেকেles by the Warranty Deed of Ben Pেকেles January 21, 1983 and of record in Book 78 and Pages 482-483 of Morristown Land Records. Being further described as being all and the same lands and premises conveyed to Ben Pেকেles by the Warranty Deed of Edward McEachron and Joan McEachron dated September 9, 1981 and of record in Book 78 at Pages 39-40 of Morristown Land Records., being 9.5 acres, more or less, with a house thereof, located at 787 Bliss Hill Road in the Town of Morristown, Vermont."

This conveyance is made subject to a Right of Way Easement from the MARC M. KOLE 2004 REVOCABLE LIVING TRUST to the Village of Morrisville Water & Light Department dated May 5, 2008 and recorded at Book 145, Page 625 of the Town of Morristown Land Records.

This conveyance is also made subject to and with the benefit of any utility easements, spring 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 as set forth in the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated.

Reference is hereby made to the above-mentioned deeds and their records, and to all prior deeds and records for a more complete and more particular description of the within described



premises conveyed in this deed.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, KENT D. MIKUS, Trustee of the KENT D. MIKUS LIVING TRUST dated April 27, 2015, as amended on January 20, 2016, and his successors and assigns, to his own use and behoof forever;

**AND** we the said Grantors, MARC M. KOLE, Trustee of the MARC M. KOLE TRUST f/k/a the MARC M. KOLE 2004 REVOCABLE LIVING TRUST dated November 10, 2004, as amended and restated February 27, 2013, and COLLEEN M. KOLE, Trustee of the COLLEEN M. KOLE TRUST f/k/a the COLLEEN M. KOLE 2004 REVOCABLE LIVING TRUST dated November 10, 2004, as amended and restated February 27, 2013, for ourselves and our successors and assigns, do covenant with the said Grantee, KENT D. MIKUS, Trustee of the KENT D. MIKUS LIVING TRUST dated April 27, 2015, as amended on January 20, 2016, and his heirs and assigns, that until the ensembling 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 aforementioned;**

**AND** we, MARC M. KOLE, Trustee of the MARC M. KOLE TRUST f/k/a the MARC M. KOLE 2004 REVOCABLE LIVING TRUST dated November 10, 2004, as amended and restated February 27, 2013, and COLLEEN M. KOLE, Trustee of the COLLEEN M. KOLE TRUST f/k/a the COLLEEN M. KOLE 2004 REVOCABLE LIVING TRUST dated November 10, 2004, as amended and restated February 27, 2013 hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever.

[SIGNATURE PAGE TO FOLLOW]



STACKPOLE & FRENCH  
LAW OFFICES  
P.O. Box 819  
Stowe, Vermont 05672  
802.253.7339

IN WITNESS WHEREOF, we hereunto set our hands this \_\_\_\_ day of October, 2018.

IN THE PRESENCE OF:

MARC M. KOLE TRUST

*Marc M. Kole*  
Marc M. Kole, Trustee

COLLEEN M. KOLE TRUST

*Colleen M. Kole*  
Colleen M. Kole, Trustee

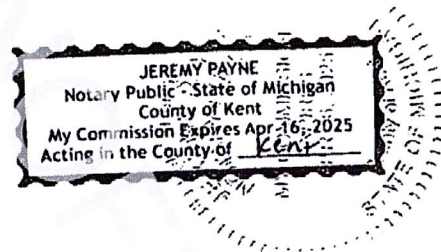
STATE OF Michigan )  
COUNTY OF Kent ) SS.

At Grand Rapids, this 16 day of October, 2018, personally appeared MARC M. KOLE, Trustee of the MARC M. TRUST, and COLLEEN M. KOLE, Trustee of the COLLEEN M. KOLE TRUST, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed and the free act and deed of the MARC M. KOLE TRUST and the COLLEEN M. KOLE TRUST.

SEAL

Before me, *Jeremy Payne*  
Notary Public

My Commission Expires: 4-16-25



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