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**WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS** that we, EUGENE E. CULLEN and JILL MOFFITT CULLEN, both of Stowe, Vermont, Grantors, in consideration of TEN AND MORE DOLLARS and other good and valuable consideration, paid to our full satisfaction by **JEFFREY C. JONES** and **MARGARET C. JONES**, both of **Bloomington, Indiana** Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said Grantees, **JEFFREY C. JONES** and **MARGARET C. JONES**, husband and wife, as tenants by the entirety, and their heirs and assigns forever, certain lands and premises in the Town of Stowe, County of Lamoille and State of Vermont, described as follows, viz:

Being a portion of all and the same lands and premises conveyed to Jill Moffitt Cullen by Limited Warranty Deed of First Vermont Bank and Trust Company dated December 29, 1993 and recorded in Book 273 Pages 318-319 of the Stowe Land Records. Further being a portion of all and the lands and premises conveyed to First Vermont Bank and Trust Company by virtue of the Judgment Order and Certificate of Non-Redemption in the matter of First Vermont Bank & Trust Co. v Covered Bridge Highlands, A. Ray Field, and Paul E. Percy, Lamoille Superior Court Docket No. S0115-91LaCf, said Certificate dated December 28, 1992 and recorded with the Judgment Order in Book 251 Pages 273-283 of the Stowe Land Records.

Said lands and premises contain 10.46 acres, more or less, to the highway right of way (11.0 acres, more or less, to the highway centerline) and are identified as Lot 2 on a survey map entitled "Two Lot Subdivision, Land of Jill Moffitt Cullen, West Hill Road, Stowe, Vermont," prepared by Little River Survey Company, dated September 1997 and filed in Map Book 11 Page 56 (Slide 884A) of the Stowe Map Files.

Said lands and premises are subject to a 50-foot wide right of way in common with Lot 1 as shown on the above survey map for access and construction, maintenance, repair and replacement of overhead utility lines, all as generally shown on said map, and an easement for the maintenance, repair, and replacement of a guy wire and anchor outside the limits of said right of way as shown on the above-described survey map.

This property is subject to covenants, conditions, restrictions, rights of way and easements as may appear of record.

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Eugene E. Cullen enters into this conveyance for the purpose of releasing any and all homestead interest which he has in the herein conveyed property by virtue of his marriage to Jill Moffitt Cullen.

The herein conveyed property is made subject to and has the benefit of any protective covenants, 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.

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

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **JEFFREY C. JONES** and **MARGARET C. JONES** husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and the said Grantors, EUGENE E. CULLEN and JILL MOFFITT CULLEN, for themselves and their heirs and assigns, do covenant with the said Grantees, **JEFFREY C. JONES** and **MARGARET C. JONES** and their heirs and assigns, that until the ensealing of these presents, EUGENE E. CULLEN and JILL MOFFITT CULLEN are the sole owners of the said 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**, the undersigned hereunto set their hands and seals this 1<sup>st</sup> day of April, 2011.

  
EUGENE E. CULLEN

  
JILL MOFFITT CULLEN

VAL 801 ME 021

STATE OF VERMONT  
COUNTY OF LAMOILLE, S.S.

At Stowe, in said County, this 1<sup>st</sup> day of April, 2011, personally appeared Eugene E. Cullen and Jill Moffitt Cullen, and they acknowledged this instrument, by them sealed and subscribed to be their free act and deed.

Before me,

*Elaine K. Leland*

Notary Public

My commission expires: 02/10/2015

TRANSFER RECEIVED 4.11.2011  
ALISON A. KAISER, TOWN CLERK, STOWE, VT

Stowe, Vt. Record Received  
4.11.2011 at 10:50AM  
Alison A. Kaiser, Town Clerk