

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS, that **Scott G. Letcher** of Albany, Vermont, Grantor, in the consideration of ONE AND MORE DOLLARS paid to Grantor's full satisfaction by **R. L. Holdings, LLC**, a Massachusetts limited liability company having an office in Newburyport, Massachusetts, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **R. L. Holdings, LLC**, and its successors and assigns forever, a certain piece of land in Montgomery, in the County of Franklin and State of Vermont, described as follows, viz:

Being the same lands and premises conveyed to Scott G. Letcher by Warranty Deed from Leslie A. Gove and Laurie H. Gove dated July 26, 2018, recorded in the Montgomery Land Records in Book 96 at Page 230, and being more particularly described therein as follows:

"Being all and the same lands and premises conveyed to Leslie A. Gove and Laurie H. Gove by Warranty Deed of Jon P. Zachadnyk (a/k/a John P. Zachadnyk) dated June 7, 2002 and recorded in Volume 61 at Page 111 of the Town of Montgomery Land Records.

The herein conveyed lands and premises are shown on a survey map prepared by Carroll A. Peters, dated October 27, 1983 entitled: "Transit and Tape Survey Jon and Betty Zachadnyk Property", said survey to be recorded in the Montgomery Land Records. With reference to any discrepancies between the above referenced survey and any prior metes and bounds descriptions, the survey shall be controlling. Said survey evidences total acreage of 8.04 acres, more or less.

The property is commonly known and designated as 1205 Hazen's Notch Road, Montgomery, 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."

SUBJECT TO the terms and conditions of State of Vermont Wastewater System and Potable Water Supply Permit WW-6-0574 dated September 25, 2002, recorded in the Montgomery Land Records in Book 62 at Page 491, and WW-6-0574-1 dated August 26, 2019, recorded in the Montgomery Land Records in Book 98 at Page 287.

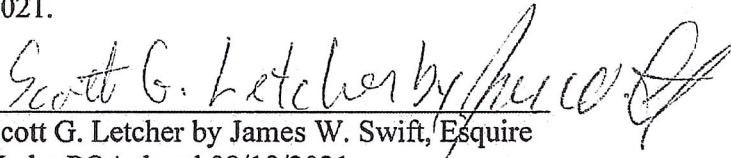
TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **R. L. Holdings, LLC**, and its successors and assigns, to their own use and behoof forever;

And, the said Grantor, **Scott G. Letcher**, for himself and his heirs and assigns, does covenant with the said Grantee, **R. L. Holdings, LLC**, its successors and assigns, that until the ensealing of these presents, Grantor 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 above stated.

And the said Grantor, hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand this 7th day of September, 2021.


Scott G. Letcher by James W. Swift, Esquire
Under POA dated 08/18/2021.

STATE OF VERMONT
ADDISON COUNTY, SS

This record was acknowledged before me on September 7, 2021, James W. Swift, Esquire for Scott G. Letcher under POA dated 08/18/2021.

Before me 

Notary Public

My Commission Expires: 01/31/2023

Notary Stamp:

