

BK3161190PG

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that Michel A. Beck, of Blacksburg, Virginia, Grantor, in consideration of **TEN AND MORE DOLLARS** and other good and valuable consideration, paid to his full satisfaction by Sean M. Dempsey, of Stratham, New Hampshire, Grantee, by these presents, does freely **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said Grantee, Sean M. Dempsey, and his heirs and assigns forever, certain lands and premises in the Town of Morristown, County of Lamoille and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Michel A. Beck by Warranty Deed of Jolyri, LLC dated August 24, 2020 and recorded at Book 282, Pages 312 of the Morristown Land Records. Further, being all and the same land and premises conveyed to Jolyri, LLC by Confirmation Order in the Matter of Grand Forks Real Estate, Inc. v. Rebecca Lebovich and Daniel W. Burgess, Vermont Superior Court, Lamoille Unit, Civil Division, Docket No. 54-2-07Lecv, dated January 16, 2008 and recorded in Book 144, Page 866 of the Morristown Land Records. Still further being all and the same land and premises conveyed to Rebecca Lebovich by Warranty Deed of William W. Bronner and Sheila W. Bronner, dated December 3, 1997 and recorded in Book 112, Page 498 of the Morristown Land Records; and additionally being all and the same land and premises conveyed to Rebecca Lebovich by Warranty Deed of Ralph R. Tibbitts and Lillian B. Tibbitts, dated April 1, 1999 and recorded in Book 115, Page 515 of the Morristown Land Records, and being more particularly described as follows:

Being all of the parcels depicted as Parcel 1, containing 0.55 acres and Parcel 2, containing 0.51 acres, with all improvements now thereon, on a survey entitled "Total Station Survey for Rebecca Lebovich, 103 Maple Street, Morrisville, Vermont" dated September 13, 1999, prepared by Peatman Surveying Inc. under seal and signature of David J. Peatman, Licensed Land Surveyor, and recorded at Map Slide 165 of the Morristown Land Records.

The property is subject to and/or benefitted by the terms and conditions of State of Vermont Agency of Natural Resources Wastewater System and Potable Water Supply Permit #WW-5-5583, issued August 31, 2010 and recorded in Book 151, Page 671 of the Morristown Land Records.

The interests in the land and premises conveyed hereby include the benefit of and are subject to public highway and public utility rights, and to such rights, conditions, covenants, rights of way and easements which are of record and are enforceable at law as of the date hereof – not meaning by such language to renew, reinstate or extend the validity of any encumbrance otherwise extinguished under Vermont Law.

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

TO HAVE AND TO HOLD the said granted lands and premises, with all the privileges and appurtenances thereof, to the said Grantee, Sean M. Dempsey, and his heirs and assigns, to their own

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use and behoof forever; and Michel A. Beck , the said Grantor, for himself and his heirs and assigns, does covenant with the said Grantee, Sean M. Dempsey and his heirs and assigns, that until the ensembling of these presents, Grantor is the sole owner of said lands and 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 he hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatsoever.

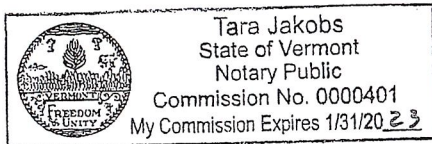
Dated at Stowe, Vermont, this 10 day of June, 2022.




Michel A. Beck

STATE OF VERMONT)
COUNTY OF LAMOILLE, S.S.)

At Stowe, in said County, this 10th day of June, 2022, personally appeared Michel A. Beck, and he acknowledged this instrument, by him, sealed and subscribed, to be his free act and deed.



Before me, 

Notary Public
My commission expires: 1/31/2023

(SEAL)