

003257

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QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, That we, JEFFREY D. MILLER and MARY REILLY MILLER of Stowe, Vermont, Grantors, in the consideration of One Dollar and Other Good and Valuable Consideration paid to our full satisfaction by MARY REILLY MILLER of Stowe, Vermont, Grantee, by these presents, freely Give, Grant, Sell, Convey and Confirm to the Grantee, Mary Reilly Miller, and her heirs and assigns forever, a certain piece of land in the Town of Stowe, County of Lamoille, and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Jeffrey D. Miller and Mary Reilly Miller by Warranty Deed of John M. Gill and Mary Klein Gill, dated November 6, 2014 and recorded on November 7, 2014 in Volume 896, Page 267, in the Stowe Land Records, and more particularly described therein as follows:

SEE ATTACHED SCHEDULE A

To have and to hold the granted premises, with all the privileges and appurtenances thereof, to the Grantee, MARY REILLY MILLER, her heirs and assigns, to their own use and behoof forever; and that from and after the ensealing of these presents, we the Grantors, JEFFREY D. MILLER and MARY REILLY MILLER, will have and claim no rights in or to the quit claimed premises.


IN WITNESS WHEREOF, We set our hands on <sup>Nov</sup> October 7, 2016.

  
\_\_\_\_\_  
Jeffrey D. Miller

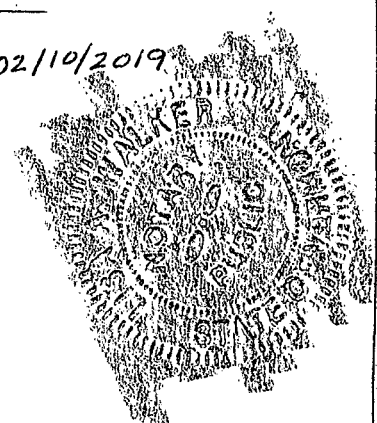
  
\_\_\_\_\_  
Mary Reilly Miller

STATE OF  
COUNTY OF \_\_\_\_\_, SS.

On <sup>Nov</sup> October 7, 2016 Jeffrey D. Miller and Mary Reilly Miller personally appeared before me and they acknowledged to me that they signed this Quit Claim Deed as their free act and deed.

Before me:   
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02/10/2019

THOMAS A. GREENE, P.C.  
ATTORNEY AT LAW  
5138 MAIN STREET  
P.O. BOX 1818  
MANCHESTER, VT  
05255-1818  
802-366-8008



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SCHEDULE A

Being all and the same lands and premises conveyed to John M. Gill a/k/a John Gill and Mary Klein-Gill by the following Deeds:

Lot 53: Warranty Deed of Robinson Springs Corporation, dated November 1, 2000, and recorded in Book 413, Pages 305-307 of the Town of Stowe Land Records. Being further described as a portion of the land and premises conveyed to Robinson Springs Corporation by Warranty Deed of George F. Adams & Co., Inc., dated April 6, 1981, and recorded in Book 101, Pages 241-242 of the Town of Stowe Land Records; also being a portion of the lands and premises conveyed to Robinson Springs Corporation by Warranty Deed of George F. Adams & Co., Inc., dated April 6, 1981, and recorded in Book 101, Pages 243-244 of said Land Records.

Being Parcel No. 53 as depicted on a Plan entitled "Phase III, Parcels 52 and 53, Robinson Springs Properties, Stowe, Vermont," dated August, 1987, prepared by Robert W. Frey, Registered Land Surveyor, and recorded in Map Book 6 at Page 42 (Slide 568B) of the Stowe Map Files. Parcel No. 53 contains 2.66+/- acres of land.

Lot 52: Warranty Deed of Clinton R. Daly and Diana W. Daly, dated January 5, 2001 and recorded in Book 418, Pages 180-181 of the Town of Stowe Land Records. Being further described as all and the same land and premises conveyed to Clinton R. Daly and Diana W. Daly by Warranty Deed of Robinson Springs Corporation, dated August 16, 1988, and recorded in Book 170, Pages 27-29 of the Town of Stowe Land Records.

Being Parcel No. 52 as depicted on a Plan entitled, "Phase III, Parcels 52 and 53, Robinson Springs Properties, Stowe, Vermont," dated August, 1987, prepared by Robert W. Frey, Registered Land Surveyor, and recorded in Map Book 6 at Page 42 (Slide 568B) of the Stowe Map Files. Parcel No. 52 contains 4.66+/- acres of land.

This conveyance is made subject to and with the benefit of any protective covenants, permits, 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 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.

THOMAS A. GREENE, P.C.

ATTORNEY AT LAW

5138 MAIN STREET

P.O. BOX 1818

MANCHESTER, VT

05255-1818

802-366-8008

Stowe, Vt. Record Received  
11.21.2016 at 5:25 P M  
Alison A. Kaiser, Town Clerk

TRANSFER RECEIVED 11.21.2016  
ALISON A. KAISER, TOWN CLERK, STOWE, VT