

000351

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383 Moscow

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **Donald Duquette** and **Wendelyn Duquette**, of **Stowe**, in the County of **Lamoille**, and State of Vermont, Grantors, in consideration of —TEN AND MORE— Dollars paid to our full satisfaction by **383 Moscow Road, LLC**, a Vermont Limited Liability Company with its principal place of business in **Stowe**, in the County of **Lamoille**, and State of Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the said Grantee, **383 Moscow Road, LLC**, and its successors and assigns forever, a certain piece of land and premises thereupon in **Stowe**, in the County of **Lamoille**, and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Donald Duquette and Wendelyn Duquette by Warranty Deed of Per T. I. Larsen, dated March 16, 1993, and of record in Book \_\_\_\_ at Page \_\_\_\_ of the Stowe Land Records and being further described as follows:

Being all and the same land and premises conveyed to Per T. I. Larsen by Warranty Deed of Wesley D. Turner dated October 23, 1979 and recorded in Stowe Land Records Book 94 at Page 181 and being further described as a parcel of land containing 1 acre, more or less, together with two wood frame structures situate thereon, one structure being a two-story wood frame apartment situate southerly of the Schoolhouse building, said parcel of land being located at the intersection of the Nebraska Valley Road and the Barnes Hill Road, so-called; said property being bounded on the north by the said Nebraska Valley Road and on the west by the said Barnes Hill Road.

Also conveyed herein is all right, title and interest conveyed Per Larsen by the Easement Deed of Leveille, Inc. dated March 16, 1993 and recoded in Book \_\_\_\_ at Page \_\_\_\_ of the Stowe Land Records.

This conveyance is 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 encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7 of Title 27 of the Vermont Statutes Annotated.

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


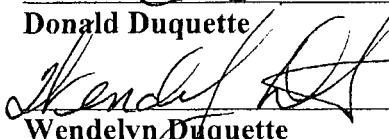
TO HAVE AND TO HOLD all the said granted premises, with all of the privileges and appurtenances thereof, to the said Grantee, **383 Moscow Road, LLC**, and its successors and assigns, to their own use and behoof forever, and we, the said Grantors, **Donald Duquette** and

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**Wendelyn Duquette**, for ourselves, our heirs, and assigns, do covenant with the said Grantee, **383 Moscow Road, LLC**, and its successors and assigns, that until the ensealing 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 it is FREE FROM EVERY ENCUMBRANCE; except as aforesaid. We do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 2 day of January, 2015.

IN THE PRESENCE OF:

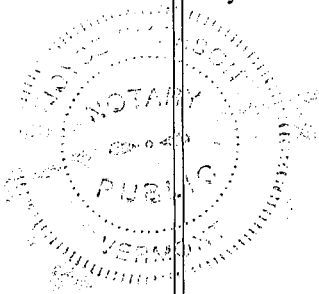
  
Donald Duquette  
  
Wendelyn Duquette

STATE OF VERMONT  
COUNTY OF CHITTENDEN, SS

At South Burlington, in said County, on this 2<sup>nd</sup> day of January, 2015, personally appeared **Donald Duquette** and **Wendelyn Duquette** and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me,   
Notary Public

Commission Expires: February 10, 2015



Stowe, Vt. Record Received  
2/20/2015 at 3:16 P M  
Alison A. Kaiser, Town Clerk

WARD & BABB  
ATTORNEYS-AT-LAW  
3069 WILLISTON ROAD  
SO. BURLINGTON, VT 05403-6044

TRANSFER RECEIVED 2/20/2015  
ALISON A. KAISER, TOWN CLERK, STOWE, VT