

HENEY, Sidsel

To GRENIER, David M. & Nora J.

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT SIDSEL HENEY (formerly Sidsel Ernstof), of Waterbury, Vermont, Grantor, in consideration of Ten and more Dollars paid to her full satisfaction by DAVID M. GRENIER and NORA J. GRENIER of Waterbury, Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, DAVID M. GRENIER and NORA J. GRENIER, husband and wife as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in Waterbury, Vermont, described as follows, viz:

Being a part of all and the same land and premises decreed to Sidsel Ernstof by Decree of Distribution from the Milton Ernstof Estate dated July 16, 1981 and recorded in Book 91 Page 84 of the Waterbury Land Records; and being a part of all and the same land and premises conveyed to Milton Ernstof by warranty deed of K. Stewart Gibson and Marion W. Gibson dated August 30, 1968 and recorded in Book 64 Page 395 of said land records.

Said land and premises consist of an unimproved lot of land in Lot 58, 4th Division, commonly known as the "Morse Lot", containing approximately 52 acres located on Loomis Hill easterly of Town Highway 29, the Ring Road, so-called. The easterly boundary of said land and premises is on the Waterbury-Middlesex town lines. The Grantor excludes from this conveyance any warranty as to any access to said land and premises.

Said land and premises may be more particularly described as follows: beginning at a pipe on the Waterbury-Middlesex town lines, which pipe marks the common corner of land now or formerly of A. R. Field Associates and land now or formerly of Grenier; thence N 49°30' W 1000 feet, more or less, to a point; thence N 45° W 989 feet, more or less, to a pipe near the edge of a roadway; thence N 42° 33' E 386 feet, more or less, to a point near the edge of the travelled way of an old roadway; thence N 42° 20' E 312 feet, more or less, to a point; thence generally southeasterly 660 feet, more or less, to a point; thence generally north-easterly 660 feet, more or less, to a point; thence S 46° 45' E 1326 feet, more or less to a pipe on the Waterbury-Middlesex town lines; thence S 42° 15' W 1368 feet, more or less, along said Waterbury-Middlesex town line to the place of beginning.

Discharged 8/10/2012 Record 8/14/2012
 BL #3 Pg 256
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 Attest: Bruce Jones Asst JLC

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Said land and premises are subject to such rights of way and easements as are of record.

Reference is hereby made to said deeds and their records, to all references therein and to the Waterbury Land Records in aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, DAVID M. GRENIER and NORA J. GRENIER, husband and wife as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and I, the said Grantor, for myself and my heirs, executors and administrators, do covenant with the said Grantees and their heirs and assigns, that until the ensealing of these presents I am the sole owner of the 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 I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, the Grantor herein has hereunto caused her hand and seal to be set this 31st day of July, 1995.

In presence of:

Kathryn McNamee
Witness

Sidseal Heney, by Averill
Laundon, her attorney-in-fact
Sidseal Heney, by Averill
Laundon, her attorney-in-fact

STATE OF VERMONT
COUNTY OF WASHINGTON, SS.

At Waterbury, this day of July, 1995, Averill Laundon, attorney-in-fact for SIDSEL HENEY, personally appeared and he acknowledged this instrument by him sealed and subscribed, to be his free act and deed and the free act and deed of the Grantor by her duly authorized.

Before me Kathryn McNamee
Notary Public

My commission expires: 2/10/99

WATERBURY TOWN CLERK'S OFFICE

RECEIVED FOR RECORD

August 03 A.D. 19 95

AT 10 O'CLOCK 10 MINUTES A. M.

AND RECORDED IN BOOK 143 PAGE 377-

RECORDS OF Deeds 1378

ATTEST Carol A. Lambett
TOWN CLERK

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Vermont Property Transfer Tax
32 V.S.A. Chap. 231

— ACKNOWLEDGMENT —
Return Rec'd. - Tax Paid - Board of Health Cert. Rec'd.
VI. Land Use & Development Plans Act. Cert. Rec'd.

Return No.
Signed Carol A. Lambett, Clerk
Date August 03 1995