

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 Alton G. Wheeler dated April 18, 1966 and recorded in Book 63 Page 389 of said land records.

Said land and premises consist of an unimproved lot of land in Lot 64, 4th Division, commonly known as half of the "Dutton Pitch", containing approximately 24 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. Said land and premises are bounded by lands now or formerly owned as follows: on the east by College of the Holy Cross, on the south by Villeneuve, on the west by Breen and on the north by Grenier. Said land and premises are landlocked without access to a public highway and the Grantor excludes from this conveyance any warranty as to any such access.

Said land and premises are subject to such rights 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

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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 McHone
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 McHone
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 *11* A.M.
AND RECORDED IN BOOK *143* PAGE *375*
RECORDS OF *Books 376*

ATTES *Carol A. Plunkett*
TOWN CLERK

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

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

Return No. _____
Signed *Carol A. Plunkett*, Clerk
Date *August 03, 1995*