

001098

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WARRANTY DEED

KNOW EVERYONE BY THESE PRESENTS that We, Alfredo Ramirez Moragon and Maureen Colom, husband and wife, of Guaynabo, Puerto Rico, (Grantors), in consideration of TEN AND MORE DOLLARS paid to our full satisfaction by Michael Prendergast, of Wilton, Connecticut (Grantee), by these presents do freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the said Grantee, Michael Prendergast, and his heirs and assigns forever, certain lands, premises, and appurtenances thereto (the Premises) located in the Town of Stowe, Vermont, and described as follows, viz:

Being all and the same land and premises conveyed to Alfredo Ramirez Moragon and Maureen Colom by Warranty Deed of Thomas E. Wilkins and Ellen W. Wilkins dated December 10, 2001 and recorded in Book 449, Pages 9-10 of the Stowe Land Records, and further being all and the same land and premises conveyed to Thomas E. Wilkins and Ellen W. Wilkins by Warranty Deed of Edward P. Kessler dated June 9, 1986 and recorded in Book 122, Page 369 of the Stowe Land Records, and being more particularly bounded and described as follows:

Being a parcel of land, consisting of 1.3 acres, more or less, with dwelling house and other improvements located thereon, situated at 313 Edson Hill Road, in the Town of Stowe, Vermont.

Included with this conveyance are all privileges, rights, and entitlements appurtenant to the herein conveyed property, including specifically a non-exclusive access right-of-way to and from the public highway known as Edson Hill Road for use by the Grantee herein and his heirs and assigns.

Reference is hereby made to the above-referenced deeds and the records thereof, and to all references therein and the respective records thereof, all in further aid of this description.

This conveyance is made subject to and with the benefit of any rights, easements, rights of way, conditions, restrictions, and such other interests as may appear of record, provided however, that this paragraph shall not reinstate any such interest or encumbrance previously extinguished by the Marketable Record Title Act as set forth in Title 27 Vermont Statutes Annotated §§601-606 and any amendments thereto.

TO HAVE AND TO HOLD said granted Premises, with all the privileges and appurtenances thereof, to the said Grantee, Michael Prendergast, and his heirs, executors and assigns, to their own use and behoof forever.

And We, the said Grantors, Alfredo Ramirez Moragon and Maureen Colom, for ourselves, our heirs, executors and assigns, do covenant with the said Grantee, Michael Prendergast and his heirs, executors and assigns, that until the ensealing of these presents we are the sole owners of the Premises, that we have good right and title to convey the same in the

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manner aforesaid, and that the Premises are FREE FROM EVERY ENCUMBRANCE, except as aforesaid.

And we, the said Grantors, Alfredo Ramirez Moragon and Maureen Colom, hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as aforesaid.

Dated at Stowe, Vermont on this 24<sup>th</sup> day of May, 2013.

Marie Bredecker  
Witness as to both

Alfredo Ramirez Moragon  
by Rebecca G. Olson, attorney-in-fact  
Alfredo Ramirez Moragon, by his attorney-in-fact,  
Rebecca G. Olson

Maureen Colom  
by Rebecca G. Olson, attorney-in-fact  
Maureen Colom, by her attorney-in-fact,  
Rebecca G. Olson

STATE OF VERMONT )  
COUNTY OF LAMOILLE ) SS.

At Stowe, in said County, on this 24<sup>th</sup> day of May, 2013, personally appeared Rebecca G. Olson, as attorney in fact for Alfredo Ramirez Moragon and Maureen Colom, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of Alfredo Ramirez Moragon and Maureen Colom.

Before me, Tammy  
Notary Public  
My commission expires: 2/10/15

Stowe, Vt. Record Received  
5.28.2013 at 3:57 P.M.  
Alison A. Kaiser, Town Clerk

TRANSFER RECEIVED 5.28.2013  
ALISON A. KAISER, TOWN CLERK, STOWE, VT