

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that Hugh Andrew Clymer and Stefanie Clymer, both of Stowe, Vermont, Grantors, in consideration of **TEN AND MORE DOLLARS** and other good and valuable consideration, paid to their full satisfaction by Michael P. MacConnell and Courtney MacConnell, both of Stowe, Vermont, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said Grantees, Michael P. MacConnell and Courtney MacConnell, husband and wife as tenants by the entirety, and their heirs and assigns forever, certain lands and premises in the Town of Stowe, County of Lamoille and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Hugh Andrew Clymer and Stefanie Clymer by Warranty Deed of Douglass S. Gardner and Connie C. Gardner dated May 13, 2009 and recorded in Book 746, Page 98 of the Stowe Land Records. Further being all and the same land and premises conveyed to Douglass S. Gardner and Connie C. Gardner by Warranty Deed of Kathryn K. Nichols dated March 20, 1990 and recorded in Book 202, Page 188 of the Stowe Land Records, and being more particularly described as follows:

Being a parcel of land containing 5.36 acres, more or less, with dwelling and other improvements thereon and shown as Lot #13 on a survey plan entitled "A Portion of the Kathryn K. Nichols Property, Stowe, Vermont, prepared by Gove Land Surveyors, Inc., dated March 5, 1988, revised April 6, 1988 and May 1, 1988 and recorded in Map Book 8, Page 33 of the Stowe Land Records.

Included as appurtenances to the property are the off-site sewage system pipeline rights, disposal area, and other provisions set forth in the Vermont Warranty Deed of Easement from John R. Nichols to Douglass S. Gardner and Connie C. Gardner dated March 20, 1990 and recorded in Book 202, Page 192 of the Stowe Land Records.

The interests in the land and premises conveyed hereby include the benefit of and are subject to public highway and public utility rights, and to such rights, conditions, covenants, rights of way and easements which are of record and are enforceable at law as of the date hereof – not meaning by such language to renew, reinstate or extend the validity of any encumbrance otherwise extinguished under Vermont Law.

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

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OLSON & ASSOCIATES, P.L.C.
Attorneys at Law
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PO Box 1019
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Stowe, VT 05672

802-253-7810

TO HAVE AND TO HOLD the said granted lands and premises, with all the privileges and appurtenances thereof, to the said Grantees, Michael P. MacConnell and Courtney MacConnell, husband and wife as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and Hugh Andrew Clymer and Stefanie Clymer, the said Grantors, for themselves and their heirs and assigns, do covenant with the said Grantees, Michael P. MacConnell and Courtney MacConnell, and their heirs and assigns, that until the ensealing of these presents, Grantors are the sole owners of said lands and 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 they hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever.

Dated this 26th day of July, 2018.

Stowe, VT. Record Received
7.27.2018 at 3:56P M
 Lisa A. Walker, Town Clerk

Hugh Andrew Clymer by
 Kyle Seabolt, attorney in fact
 Hugh Andrew Clymer by Kyle Seabolt,
 his attorney in fact
 Stefanie Clymer by
 Kyle Seabolt, attorney in fact
 Stefanie Clymer by Kyle Seabolt,
 her attorney in fact

STATE OF VERMONT
 COUNTY OF LAMOILLE, S.S.

At Stowe, in said County, this 26th day of July, 2018, personally appeared Kyle Seabolt, as attorney in fact for Hugh Andrew Clymer and Stefanie Clymer, and he/she acknowledged this instrument, by him/her sealed and subscribed to be his/her free act and deed and the free act and deed of Hugh Andrew Clymer and Stefanie Clymer.

Before me, _____

Notary Public

My commission expires: 2/10/19

Transfer Received 7.27.2018
 Lisa A. Walker, Town Clerk, Stowe, VT