

TOWN CLERK'S OFFICE
 Received Nov 19, 2015 08:35A
 → Recorded in VOL: 156 PG: 89- 90
 Of Hyde Park Land Records
 ATTEST: Kimberly J. Moulton, Town Clerk

WARRANTY DEED

(PTR) Return No. 2015-089
 32 V.S.A. Chap 231

KNOW ALL PERSONS BY THESE PRESENTS that Abel's Homestead Design, LLC, a Vermont Limited Liability Company with a principal place of business in Hyde Park in the County of Lamoille and State of Vermont, Grantor, in the consideration of ten or more dollars paid to my full satisfaction by Joshua Grondin and Casey Grondin of Morristown in the County of Lamoille and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, Joshua Grondin and Casey Grondin, husband and wife, as tenants by the entirety, and their heirs and assigns forever, the land and premises in Hyde Park in the County of Lamoille and State of Vermont, described as follows viz:

Being all and the same land and premises conveyed to Abel's Homestead Design, LLC by the Confirmation Order of the Lamoille Superior Court in the matter of People's United Bank vs. Common Acres, LLC, Eugenio A. Leon, United States of America, dated October 30, 2014 and of record in Book 149 at Pages 151-152 of the Hyde Park Land Records.

Reference is also made to the following pleadings of record in connection with People's United Bank v. Common Acres, LLC, et al.:

A. Foreclosure Complaint filed February 14, 2003 and of record in Attachment Book 5, Page 266 of the Hyde Park Land Records;

B. Judgment and Decree of Foreclosure by Public Sale dated March 7, 2014 and of record in Book 146, Page 298 of the Hyde Park Land Records;

C. Certificate of Non-Redemption dated June 19, 2014 and of record in Book 146, Page 297 of the Hyde Park Land Records.

Being more substantively described as all and the same land and premises conveyed to Common Acres, LLC by the Warranty Deed of Robert Houle, Jr. and Laurel A. Houle dated June 12, 2007 and of record in Book 127 at Pages 53-54 of the Hyde Park Land Records.

Being a parcel of land containing 30.15 acres, more or less, with owner's quarters and other commercial improvements thereon and having an address of 1781 VT Route 100, more particularly described on a certain survey entitled "Proposed One Lot Subdivision, Property of Robert Houle Jr. and Laurel A. Houle, Lot to be Conveyed to Casella Waste Management, Inc., Located in Hyde Park, Vermont" bearing the seal and signature of David H. Hudson, RLS, which survey is dated October 22, 1997, and of record at Slide 55 in the Plat Cabinet of the Hyde Park Land Records.

The within conveyed lands and premises are subject to State of Vermont Land Use Permits No. 5L0826 dated September 27, 1985 and No. 5L0826-6 dated June 13, 1992 and of record in Book 64 at Page 49 of the Hyde Park Land Records.

Reference is hereby made to the above Deeds and its records and to all former Deeds and their records, for a more complete description of the property conveyed herein.

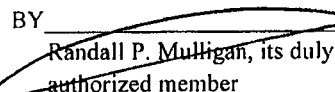
TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Joshua Grondin and Casey Grondin, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever, and the said Grantor, Abel's Homestead Design, LLC, for itself and its successors and

BARBARA AND GREEN, P.C.
 ATTORNEYS AT LAW
 119 UPPER MAIN STREET
 P.O. BOX 800
 BRANDVILL, VERMONT
 05601-0800

assigns, do covenant with the said Grantees, Joshua Grondin and Casey Grondin, and their heirs and assigns, that until the ensealing of these presents, it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE except as aforesaid; and it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatsoever.

IN WITNESS WHEREOF, it hereunto sets its hand and seal this 16 day of November, 2015.

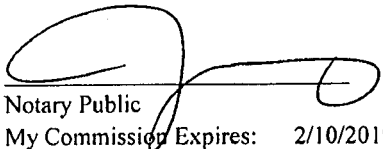
ABEL'S HOMESTEAD DESIGN, LLC

BY 
Randall P. Mulligan, its duly
authorized member

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Morrisville this 16th day of November, 2015, personally appeared Randall P. Mulligan, duly authorized member of Abel's Homestead Design, LLC, the signer and sealer hereof, and acknowledged this instrument to be his free act and deed and the free act and deed of Abel's Homestead Design, LLC.

Before me:


Notary Public
My Commission Expires: 2/10/2019