

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I, Denise Trombley, Grantor, of the Town of Morristown, County of Lamoille and State of Vermont, in consideration of One Dollar and other good and valuable consideration, paid to my full satisfaction by Kristina Burbank and Christopher Burbank, of the Town of Morristown, County of Lamoille and State of Vermont, husband and wife, parties of the first part, and Monica Reed, of the Town of Morristown, County of Lamoille and State of Vermont, party of the second part, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, Kristina Burbank and Christopher Burbank, parties of the first part and husband and wife, as tenants by the entirety, an undivided two-thirds interest, and the remaining undivided one-third interest unto the party of the second part, Monica Reed, with the parties of the first and second parts holding title as joint tenants with rights of survivorship as to each other, and their heirs and assigns forever, a certain piece of land located in the Town of Morristown, County of Lamoille and State of Vermont, described as follows:

Being all and the same land and premises as was conveyed to Baine L. Trombley and Denise Trombley by the Warranty Deed of Arthur J. Hartin, Jr., and Linda A. Hartin dated July 30, 1999, and of record in Book 116 at Page 458 of the Morristown Land Records; excepting any and all land and premises conveyed to Wilburt J. Patton and Mary Rita Patton by the Quitclaim Deed of Baine L. Trombley and Denise Trombley dated October 19, 1999, and of record in Book 117 at Page 191 of the Morristown Land Records.

Also conveyed herein is any and all land and premises conveyed to Baine L. Trombley and Denise Trombley by the Quitclaim Deed of Wilburt J. Patton and Mary Rita Patton dated September 23, 1999, and of record in Book 117 at Page 192 of the Morristown Land Records. The Patton/Trombley quitclaim deeds were executed for the purpose of correcting and confirming the common boundary between the two properties.

This conveyance is made subject to and with the benefit of any utility easements, spring rights, easements for ingress and egress and rights incident to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated.

Any portion of the land and premises and easement conveyed by this deed that lies within any highway right of way is quitclaimed only.

Reference is made to the above-noted deeds and their records and to all former deeds and their records for a more particular description of the land and premises being conveyed herein.



This deed shall act as a bill of sale for the dishwasher, washer, dryer, wall oven, cook-top, refrigerator, gas fireplace, two wood stoves and pool table located in the residence on the within conveyed land and premises. No warranties are made, either express or implied, as to the merchantability or fitness for a particular purpose of same

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Kristina Burbank and Christopher Burbank, parties of the first part and husband and wife, as tenants by the entirety, an undivided two-thirds interest, and the remaining undivided one-third interest unto the party of the second part, Monica Reed, with the parties of the first and second parts holding title as joint tenants with rights of survivorship as to each other, and their heirs and assigns, to their own use and behoof forever; And I, the said Grantor, Denise Trombley, 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, I hereunto set my hand and seal this 14 day of February, 2014.

IN PRESENCE OF:



Witness



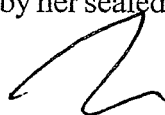
Denise Trombley

L.S.

STATE OF VERMONT
LAMOILLE COUNTY, SS.

At Morrisville, this 14 day of February, 2014, Denise Trombley personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me:



Notary Public

MARC WIENER

My commission expires: 02/10/2015