

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS

KNOW ALL MEN BY THESE PRESENTS, that I, **Deborah Lee Lizotte** (f/k/a Deborah Lee Jones), of Cambridge, Vermont, in the County of Lamoille and State of Vermont, Grantor, in the consideration of Ten and More Dollars paid to my full satisfaction by **Carol Jaillet**, of Groton, in the County of Middlesex and State of Massachusetts, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, **Carol Jaillet** and her heirs and assigns forever, a certain real property interest and improvements thereon located in Cambridge (hereinafter the "Premises") described as follows:

Being a parcel of land containing 3.8 acres, more or less, and being all and the same lands and premises conveyed to Deborah Lee Jones n/k/a Deborah Lee Lizotte by Warranty Deed of Igor Janec which deed is dated the 6<sup>th</sup> day of October, 1998 and recorded in Book 179 at Page 221 of the Cambridge Land Records.

Reference is made to a survey entitled "A Total Station Survey Deborah L. (Jones) Lizotte to Carol Jaillet, Cambridge, Vermont prepared by Gove Land Surveyors, Inc. dated August 26, 2013 and is recorded at map slide \_\_\_\_\_ of the Cambridge Land Records and which survey shall govern the description of the property conveyed hereby in the event of any question or ambiguity.

Reference is hereby made too the above instruments and to the references contained therein in further aid of this description.

**TO HAVE AND TO HOLD** the said granted Premises, with all the privileges and appurtenances thereto, to the said Grantee, **Carol Jaillet** and her heirs and assigns forever, to her own use and behoof forever; And I, the said Grantor, **Deborah Lee Lizotte**, for myself and my heirs, and assigns, do covenant with the said Grantee, **Carol Jaillet** and her heirs and assigns forever, that until the ensembling 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 the said Premises are **FREE FROM EVERY ENCUMBRANCE**; and I do hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforementioned.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 3<sup>rd</sup> day of September, 2013.

IN PRESENCE OF

Sharon Aron  
Witness

Timothy G. Hurlbut  
**Deborah Lee Lizotte** by Timothy G. Hurlbut, her attorney-in-fact

STATE OF VERMONT  
LAMOILLE COUNTY, SS.

At Montpelier, in said County and State, this 3<sup>rd</sup> day of September, 2013, personally appeared Timothy G. Hurlbut, and acknowledged this instrument, sealed and subscribed, to be his free act and deed and the free act and deed of Deborah Lee Lizotte.

Before me:

Sharon Aron  
Notary Public  
My Commission Expires: 2/10/2015

CAMBRIDGE VT. TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD

This 6 day of September A.D. 2013  
At 8 O'Clock 40 Minutes AM  
Recorded in Cambridge Records, Book 394 Page 211  
Attest: Jane M. Porter Town Clerk

**CAMBRIDGE VT. TOWN CLERK'S OFFICE**  
**RECEIVED FOR RECORD**

This 25 day of May 20 17  
At 8 O'Clock 45 Minutes AM  
Recorded in Cambridge Records, Book 428 Page 53-56  
Attest: Mark K. Schilling Town Clerk

Record and Return To:

Law Office of Fred V. Peet, Inc.  
55 Patchen Road  
South Burlington, VT 05403

**VERMONT SPECIAL LIMITED WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT JPMORGAN CHASE BANK, N.A., a National Association, whose mailing address is 3415 Vision Drive, Columbus, OH 43219 ("Grantor"), and in consideration of ten and more dollars paid in hand to its full satisfaction by CAROL CASELLA, an individual, whose mailing address is 94 Junction Hill Road, Jeffersonville, VT 05464 ("Grantee"), by these presents does freely, **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, its successors/heirs and assigns, a certain piece of land located at **5922 VT ROUTE 15** in the Town of Cambridge, County of Lamoille, and State of Vermont, more particularly described on Exhibit A attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, its successors/heirs and assigns, to their own use and behoof forever, **UNDER AND SUBJECT TO** the matters set forth on Exhibit B attached hereto and made a part hereof; and the said Grantor herein, for itself and its successors and assigns, does hereby covenant with the said Grantee, and its successors/heirs and assigns that Grantor has not done or suffered anything whereby said premises have been encumbered in any way whatsoever during the period of time the said Grantor has owned the within conveyed lands and premises; and that the said Grantor will, and its successors and assigns shall **WARRANT AND DEFEND** said premises against all persons claiming the same by or under the said Grantor, but against no other person or entity.

(Signature Page Follows)

**EXHIBIT A**

**Legal Description**

**Property Address: 5922 VT ROUTE 15, CAMBRIDGE, VT**

Being all and the same lands and premises acquired by JPMorgan Chase Bank, N.A. by Confirmation Order in the matter of *JPMORGAN CHASE BANK, N.A. v. JAMES K. AINSWORTH et. al. STATE OF VERMONT, VERMONT SUPERIOR COURT, LAMOILLE UNIT, CIVIL DIVISION, DOCKET NO. 60-4-15 LECV* dated March 10, 2017 and recorded in Volume 427 at Page 74 of the Town of Cambridge Land Records, and being more particularly described therein as follows:

"Being all land and premises conveyed to Karri E. Benoit by Betty J. Heath by Warranty Deed dated November 18, 2002 and recorded in Book 234 at Pages 512-513 of the Town of Cambridge Land Records and more particularly described:

"Being a parcel of land containing .15 acres, more or less, more with improvements thereon and being all and the same lands and premises conveyed to Betty J. Heath by Warranty Deed of Andrew D. Crossman and Heidi M. Crossman which deed is dated the 18<sup>th</sup> date of March, 1994 and recorded in Book 128 at Pages 259-261 of the Cambridge Land Records.

"The property is subject to a covenant requiring the maintenance of a fence along the easterly and southerly sides.

"This conveyance shall act as a deed of Quit Claim only as to any portion of the herein conveyed real estate which may lie within and road or highway right of way.

"All taxes, municipal and other charges, if any, connected with the herein conveyed real estate shall be prorated as of the date of this deed, and the herein Grantee shall be liable therefore hereafter.

"This conveyance is made subject to and with the benefit of highway easements, utility easements, easement for ingress and egress, water and pipeline rights, if any, 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."

Being all and the same lands and premises conveyed to James Ainsworth and Kayla Ainsworth by Warranty Deed of Karri E. Reading (f/k/a Karrie E. Benoit) and Stacey Reading dated March 4, 2009 and recorded at Book 342, Page 134 of the Town of Cambridge Land Records.

Reference is hereby made to the above mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

DB1/ 67196572.3

**EXHIBIT B**

**Legal Description**

1. The lien of taxes and assessments for the current year and subsequent years.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).
5. All roads and legal highways.
6. Rights of parties in possession (if any).
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17<sup>th</sup> day of May, 2017.

In the presence of:

GRANTOR:  
JPMORGAN CHASE BANK, N.A., a  
NATIONAL ASSOCIATION

By: Donna J. Gilkerson  
Name: Donna J Gilkerson

5-17-2017

By: Sharon Ray  
Name: Sharon Ray  
Its: Vice President

5-17-17

STATE OF Ohio  
COUNTY OF Franklin, SS.

At Columbus, Ohio, this 17 day of May, 2017,  
personally appeared Sharon Ray, The Vice President of  
JPMORGAN CHASE BANK, N.A., a National Association, and acknowledged this  
instrument, by him/her sealed and subscribed, to be his/her free act and deed, and the free act  
and deed of JPMORGAN CHASE BANK, N.A., a National Association.

Before me:

Tiffany L. Thompson  
Notary Public  
Tiffany L. Thompson



DB1/67196572.3