

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 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 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 Aru  
Witness

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

STATE OF VERMONT  
LAMOILLE COUNTY, SS.

At Memphis, 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:

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

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