

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **LOVE VERMONT, LLC**, Vermont Limited Liability Company, Grantor, in consideration of TEN or MORE Dollars, paid to its full satisfaction by **LGPVT, LLC**, a Vermont Limited Liability Corporation, Grantee, by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **LGPVT, LLC**, its successors and assigns forever, certain lands and premises located in Warren, in the County of Washington and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Love Vermont, LLC by Warranty Deed of Daniel Capone dated March 20, 2019 and recorded March 25, 2019 in Book 255, Page 626 of the land records of the Town of Warren.

Being all and the same land and premises by Warranty Deed of The Anne Marie Capone Trust, Michael McGettigan, Successor Trustee to Daniel J. Capone, dated November 20, 2018 and recorded in Book 254, Page 467 of the land records of the Town of Warren.

Being Unit #89-C in The Bridges, a condominium created and existing by virtue of a Declaration of Condominium dated November 1, 1973 and recorded in Book 38, Pages 249-283 of the Town of Warren Land Records, and amended and restated May 19, 2018 and recorded May 30, 2018 in Book 251, Page 403, together with the undivided ownership interest appurtenant in and to all common areas and facilities as set forth in said Declaration, including Bylaws, Administrative Rules and Regulations and Membership and Lease Agreement by and between BRAC and The Bridges Owners Association, all as the same have been or may be amended.

Subject to and with the benefit of rights, restrictions, covenants, terms, rights-of-way and easements referenced in the above-mentioned deeds and instruments or otherwise of record in the Town of Warren Land Records, which are valid and enforceable at law on date of this deed - not meaning by such language to renew or reinstate any encumbrance which is otherwise barred by the provisions of Vermont law.

Reference may be had to the above-mentioned deeds and instruments and their records, and to all prior deeds and instruments and their records, for a more particular description of the herein conveyed lands and premises.

TO HAVE AND TO HOLD said granted premises, with all privileges and appurtenances thereof, to the said Grantee, **LGPVT, LLC**, its successors and assigns, to its own use and behoof forever. And the said Grantor, **LOVE VERMONT, LLC**, for itself, its successors and assigns, does hereby covenant with the said Grantee, **LGPVT, LLC**, its successors and assigns, that until the ensembling of these presents, **LOVE VERMONT, LLC** is the sole owner of the premises and has good right and title to convey the same in the manner aforesaid, that they are FREE FROM

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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 on this 16 day of June, 2022.

Elizabeth A. Cook authorized agent
Love Vermont, LLC, By: Elizabeth A. Cook,
Esq., duly authorized agent of Love
Vermont, LLC

STATE OF VERMONT
COUNTY OF WASHINGTON

In said county on this 16th day of June, 2022, personally appeared Elizabeth A. Cook, Esq. as a duly authorized agent for Love Vermont, LLC and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of Love Vermont, LLC.

JENNIFER H. BLOMBACK
Notary Public - State of Vermont
Commission #157.0004304
Expiration: 01/31/2023



Notary Public
Commission expiration:

MAD RIVER VALLEY LAW
P.O. Box 38
Waitsfield, VT 05673

TOWN OF WARREN, VT
Received for Record 6/27 2022
at 12 o'clock P M and Received in
Rebecca Vol. 276 Page 557-558

TOWN CLERK
VT Property Transfer Tax Return # 9534

