

WARRANTY DEED

I, NANCY MAZER, of Waitsfield, County of Washington, and State of Vermont, Grantor, in the consideration of Ten and More Dollars paid to my full satisfaction by CHARLES B. CURTIS, JR. and KATHERINE T. DOLAN, husband and wife, of Waitsfield, County of Washington, and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, CHARLES B. CURTIS, JR. and KATHERINE T. DOLAN, husband and wife as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in Waitsfield, State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Nancy Mazer by Warranty Deed of Howard S. Wheeler, Jr. and Bonny D. McLean, formerly Bonny D. Wheeler, dated May 31, 1994, and recorded on June 3, 1994, in Volume 69, at Pages 336-337 of the Town of Waitsfield Land Records.

Being all and the same lands and premises conveyed to Howard S. Wheeler, Jr. and Bonny D. Wheeler, n/k/a Bonny D. McLean, by Warranty Deed of Harold C. Noakes, Jr. and Linda C. Noakes dated August 19, 1982, and recorded on August 19, 1982, in Volume 38, at Pages 21-23 of said Land Records.

Subject to and with the benefit of all rights, easements, restrictions and rights-of-way of record in the Waitsfield Land Records, which are valid and enforceable at law on the date of this deed - not meaning by such language to renew, reinstate or extend the validity of any encumbrance which is otherwise barred by the provisions of Vermont law.

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

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, CHARLES B. CURTIS, JR. and KATHERINE T. DOLAN, and their heirs and assigns, to their own use and behoof forever;

And I, NANCY MAZER, for myself, my heirs and assigns, do covenant with the said Grantees, CHARLES B. CURTIS, JR. and KATHERINE T. DOLAN, and their heirs and assigns, 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 they are FREE FROM EVERY ENCUMBRANCE, except as stated herein.

And I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as stated herein.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 28th day of June, 1996.

IN THE PRESENCE OF:

Ann N. Olson
Witness

Nancy Mazer
NANCY MAZER

STATE OF VERMONT
WASHINGTON COUNTY, SS.

At Waitsfield, Vermont, this 28 day of June, 1996, NANCY MAZER, appeared and acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Ann N. Olson
Notary Public

My commission expires: 2-10-1999

WAITSFIELD TOWN CLERKS OFFICE
RECEIVED FOR RECORD
DATE 7-2-96 TIME 10:10 AM
RECORDED IN BOOK 75 PAGE 382-383
ATTEST *Just Smith* TOWN CLERK

Vermont Property Transfer Tax 32 V.S.A. Chap. 231
- Acknowledgement -
Return Rec'd Tax Paid-Board of Health Cert. Rec'd-
Vt. Land Use & Development Plans Ayl. Cert. Rec'd
Return No. 32-96
Signed *Just Smith* Clerk
Date 7-2-96