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VERMONT QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS**, that I,

**KATIE RUTH BOLDOC,**

of New Bern, County of Craven, and State of North Carolina, Grantor, in the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION paid to my full satisfaction by:

**DEMETRIUS JOHN BOLDOC**

of St. Albans, County of Franklin, and State of Vermont, Grantee, have REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said Grantee,

**DEMETRIUS JOHN BOLDOC**

all right and title which I, the said Grantor, or my heirs have in and to a certain land piece of land located in the Town of Warren, in the County of Washington, and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Demetrius John Bolduc and Katie Ruth Bolduc, husband and wife, by Warranty Deed of Ole Mosesen dated November 10, 2000, and recorded November 14, 2000 in Book 134, Pages 274-275 of the Town of Warren Land Records.

Further described as being all and the same land and premises conveyed to Ole Mosesen by Warranty Deed of Castlerock Properties, Ltd. dated December 31, 1979, and recorded January 8, 1980 in Book 53, Page 57 of the Town of Warren Land Records.

Meaning and intending to convey the land and premises known as a lot consisting of 10.3 acres, more or less, on the west side of Prickly Mountain Road, Warren, Vermont and more particularly described in a map entitled "Property of James Wu, Warren, Vermont, July 1966 by Keller and Lowe, Scale 1"=300'." Said map is located in Map Book 1, Page 9b.

This conveyance is made subject to and with the benefit of all easements, rights-of-way and restrictions, if any, of record; provided, however, that nothing in this paragraph shall reinstate any easements, rights-of-way or restrictions extinguished by the Marketable Record Title Act.

Reference is hereby made to the above deed(s) and the deeds and records therein referred to for a more complete and accurate description of the lands being hereby conveyed.

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To Have and to Hold all my right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said Grantee,


**DEMETRIUS JOHN BOLDUC**

and his heirs and assigns forever. And furthermore, I, the said Grantor,

**KATIE RUTH BOLDUC**

do for myself and my heirs, executors and administrators, covenant with the said Grantee, and his heirs and assigns, that from and after the ensembling of these presents I, the said Grantor, will have and claim no right in or to the said quit-claimed premises.

I hereunto set my hand and seal this 26 day of Sept., 2011.

  
KATIE RUTH BOLDUC

STATE OF North Carolina  
COUNTY OF Craven, SS:

At 3:30pm, this 26 day of September, 2011, personally appeared Katie Ruth Bolduc, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me,

  
NOTARY PUBLIC

My Commission Expires: 6/29/16

Vermont Property Transfer Tax  
32 V.S.A. Cap. 231

**- ACKNOWLEDGEMENT -**

Return Rec'd =

Return No. TN 7123  
[Signature] Clerk  
10-4-11

TOWN OF WARREN, VT

Received for Record 10/4 2011  
at 11:30 o'clock A M and Received in  
Vol 213 Page 38-39

[Signature]  
TOWN CLERK