

Received For Record

October 3 20 16 A.D.

at 11 o'clock 00 minutes A M

Recorded in Book 91 Page 738-739

Attest: [Signature] Ass't. Town Clerk

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT PATRICK J. MALLOW, of Bolton, County of Chittenden and State of Vermont, (hereinafter referred to as Grantor), in the consideration of TEN AND MORE DOLLARS paid to the Grantor's full satisfaction by MARGRIT BURKE, of Gaysville, County of Windsor, and State of Vermont, (hereinafter referred to as Grantee), by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, MARGRIT BURKE, and the Grantee's heirs, successors and assigns forever, a certain piece of land in the Town of Bolton, County of Chittenden, and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Patrick J. Mallow and William A. Mattoon by Warranty Deed of Deborah C. Chrisman dated April 16, 1993 and recorded in Volume 46 at Page 213 of the Land Records of the Town of Bolton, and being more particularly described therein as follows:

"Being all and the same lands and premises conveyed to Deborah C. Chrisman by Warranty Deed of Dorothy G. Bosley dated May 14, 1986 and recorded in Volume 33 on Pages 543-544 of the Land Records of the Town of Bolton.

"Being all and the same lands and premises conveyed to Clifford A. Bosley and Dorothy G. Bosley by Warranty Deed of E.J. Desnoyers and Pearl A. Desnoyers dated August 17, 1967 and recorded in Volume 22 at Pages 285-286 of the Land Records of the Town of Bolton and being more particularly described therein, in part, as follows:

"commencing at a point marked by an iron pipe on a logging road running easterly from Route #2 across Grantor's property said point being approximately one-tenth (1/10) of a mile easterly of the easterly power line crossing said logging road, thence northerly one-hundred-fifty feet (150'), thence turning left in an easterly direction for one-hundred-fifty feet (150'), thence turning left in a southerly direction for a distance of one-hundred-fifty feet (150') parallel to the brook, then turning left in a westerly direction for a distance of one-hundred-fifty feet (150') to the point of beginning. The westerly boundary of said premise is bounded by a logging road, the southerly boundary of said premise is bounded by land recorded in Warranty Deed of Ronald S. Rickert and Virginia Rickert, Volume 21 at page 502 of the Land Records of the Town of Bolton, the easterly boundary is bounded by a creek, and the northerly boundary is bounded by land recorded in 'warranty Deed of E.J. Desnoyers and Pearl A. Desnoyers, Volume 18 at Page 101, dated July 29, 1936, of the Land Records of the Town of Bolton.

"Together with the right of ingress and egress over the said logging road in common with others entitled to the use thereof.

"The Grantors retain the use of all logging roads or paths now being used by the Grantors. Grantors also give to the Grantees the right to use his adjacent property in Bolton and Waterbury for hunting purposes. This last clause constitutes a covenant between the parties and shall run with the land."

"Also included in this conveyance is the right to take water from any spring adjacent to the lands and premises herein conveyed, as referenced in the aforesaid Warranty Deed of Dorothy G. Bosley to Deborah C. Chrisman, and also the Warranty Deed to Clifford A. Bosley and Dorothy G. Bosley from E.J. Desnoyers and Pearl A. Desnoyers dated August 17, 1967, and recorded in Volume 22 on Pages 285-286 of the Bolton Land Records."

<b>ACKNOWLEDGEMENT</b>	Town Number
Return rec'd (including certificates & if req'd. ACT 250 disclosure statement).	65-16

“Gregory S. Chrisman joins in this conveyance to convey any marital interest he may have in the aforesaid lands and premises.”

Reference is hereby made to that Quitclaim Deed of William A. Mattoon to Patrick J. Mallow, dated July 26, 1995 and recorded in Book 48 at Page 726 of the Town of Bolton Land Records.

Reference is hereby made to that a private road commonly known as Sharkeyville Road, which commences alongside Route 2 in the Town of Waterbury and continues to the Property herein conveyed in the Town of Bolton. Grantor warrants the use of said road, by the Grantee, her heirs and assigns, to access the Property herein conveyed.

Reference is hereby made to the aforementioned instruments, the land records thereof and the references therein contained, in further aid of this description.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said **MARGRIT BURKE**, and the Grantee’s heirs, successors and assigns, to their own use and behoof forever; and the said Grantor, for the Grantor and her heirs, successors and assigns, does covenant with the said Grantee, and the Grantee’s heirs, successors and assigns, that until the ensealing of these presents the Grantor is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; except easements and rights of way of record, and the Grantor is hereby engaged to **WARRANT AND DEFEND** the same against all lawful claims whatsoever, except as aforesaid.

**IN WITNESS WHEREOF**, the Grantor sets his hand and seal this \_\_\_ day of September, 2016.

  
\_\_\_\_\_  
PATRICK J. MALLOW

STATE OF VERMONT            )  
COUNTY OF WASHINGTON )

At Waterbury this 20<sup>th</sup> day of September, 2016, PATRICK J. MALLOW personally appeared and he acknowledged the foregoing instrument by him sealed and subscribed, to be his own free act and deed.

Before me Elizabeth A Cook  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 2/10/2019