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VERMONT WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that we CHARLES FRAUMENI of Billerica and CAROLYN FRAUMENI, of Somerville both in the County of Middlesex and the Commonwealth of Massachusetts, Grantors, in consideration of TEN AND MORE DOLLARS paid to our full satisfaction by VENDEL KOVACH and ELLEN V. KOVACH, husband and wife, of Madison in the County of Morris and State of New Jersey, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, VENDEL KOVACH and ELLEN E. KOVACH, and their heirs and assigns forever, a certain piece of land in Granville in the County of Addison and State of Vermont, described as follows, viz:

Being a parcel of five acres, more or less, with improvements thereon located on Maston Hill and being all the same lands and premises conveyed to Charles Fraumeni and Carolyn Fraumeni by warranty deed of Richard W. Maston and Nancy M. Maston dated August 24, 1987 and recorded in Book 29 at page 250 of the Granville land records. In said deed the property is described as follows:

"Beginning at the intersection of the so-called Clarks Brook and the brook that borders my [Eric Clark's] property and so-called Miner property; thence northeasterly along so-called Clarks Brook a distance of 400 feet, more or less, to the corner of the so-called Spiro property, thence northwesterly along Town Road 5 to the center of the road going in to my [Eric Clark's] land; thence south 129 feet, more or less, to the so-called Ox Road; thence southeasterly in the center of said road 386 feet, more or less, to a pin and blazed tree and thence southwesterly 400 feet following the blazed trees to the center of the brook adjoining the Miner property and from that pin thence west approximately 719 feet, more or less, down the brook as it winds and turns to the place of beginning.

"This conveyance is subject to utility line easements appearing of record.

"A portion of this property may be lease land."

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, VENDEL KOVACH and ELLEN E. KOVACH as tenants by the entirety, to them, to

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the survivor of them and to their survivor's heirs and assigns, to their own use and behoof forever; and we the said Grantors, CHARLES FRAUMENI and CAROLYN FRAUMENI, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, VENDEL KOVACH and ELLEN E. KOVACH and their heirs and assigns, that until the ensembling of these presents we are the sole owners 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 written above.

And we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as written above.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 28th day of May, A.D. 1993.

IN PRESENCE OF

[Signature]
1st Witness
[Signature]
2nd Witness

[Signature] U.S.
CHARLES FRAUMENI
[Signature] U.S.
CAROLYN FRAUMENI

STATE OF VERMONT
COUNTY OF WINDSOR, SS.

At Rochester, this 28th day of May, 1993 CHARLES FRAUMENI personally appeared for himself and as attorney-in-fact for CAROLYN FRAUMENI, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Carolyn Fraumeni.

Before me, [Signature]
Notary Public

My Commission Expires: 2-10-95

GRANVILLE TOWN CLERKS OFFICE

June 3 AD 19 93 AT
9 O'CLOCK 35 MINUTE A.M
RECEIVED THE ORIGINAL
DOCUMENT OF WHICH THE
FOREGOING IS A TRUE RECORD

ATTEST [Signature]
TOWN CLERK
DATE June 3, 1993

VERMONT PROPERTY RECORDS
32 V.S.A. Chap. 291
ACKNOWLEDGMENT
A Notary Public in and for the State of Vermont, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.
Filed for Record 93-10
[Signature] Notary
Date June 3, 1993