

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

I, JOHN G. STEWART

of Warren, in the County of Washington, and State of Vermont,  
Grantor, in consideration of TEN AND MORE Dollars paid to my  
full satisfaction by

JOSEPH MARINELLA

of Franklin, Massachusetts, Grantee, by these presents do  
freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said  
Grantee, Joseph Marinella, and his heirs, assigns and legal  
representatives forever, certain lands and premises located in  
Fayston, in the County of Washington and State of Vermont,  
described as follows, viz:

Being all and the same lands and premises as were  
conveyed to John G. Stewart by Warranty Deed of Grace A.  
Bates (formerly Grace Bates Miller and a/k/a Grace Ann  
Bates) dated September 5, 1978 and recorded September 8,  
1978 in Book 37, pages 271-273 of the land records of the  
Town of Fayston, Vermont.

This conveyance is made subject to and with the benefit  
of reservations, exceptions and covenants recited or  
referred to in the aforementioned deed, as well as to the  
terms and conditions of Land Use Permit #EC-5-0283 issued  
by the State of Vermont to Grace Bates Miller dated  
September 22, 1976 and revised September 7, 1978, and  
Subdivision and Access Permits issued by the Town of  
Fayston.

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

TO HAVE AND TO HOLD said granted premises, with all the  
privileges and appurtenances thereof, to the said Grantee

Joseph Marinella

and his heirs, assigns and legal representatives, to their own  
use and behoof forever; And I, the said Grantor

John G. Stewart

for myself and my heirs, executors and administrators, do  
covenant with the said Grantee

SIDEL & PIKULSKI  
P.O. BOX 115  
WATTSFIELD, VERMONT  
05673  
(802) 496-3277

Joseph Marinella

and his heirs, assigns and legal representatives, 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 aforesaid;

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

IN WITNESS WHEREOF, I have hereunto set my hand on this 17<sup>th</sup> day of June, 1994.

Betsy A. LaPlante  
Witness

John G. Stewart  
John G. Stewart

Leahot Austin  
Witness

STATE OF VERMONT  
WASHINGTON COUNTY, ss.

At Waitsfield in said County on this 17<sup>th</sup> day of June, 1994, personally appeared John G. Stewart and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Betsy A. LaPlante  
Notary Public  
My commission expires:  
February 10, 1994

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FAYSTON TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD  
DATE 06/22/94 TIME 10:00 AM  
RECORDED IN BOOK 69 PAGE 539-540  
ATTEST Virginia Lane TOWN CLERK

SIDEL & PIKULSKI  
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