

WARRANTY DEED

RECEIVED & RECORDED
Jan 23, 2023 01:56P
DOCUMENT TYPE: WARRANTY DEED
DOCUMENT NUMBER: 00016801
SARAH HERRIMAN, TOWN CLERK
MIDDLESEX, VT

KNOW ALL PERSONS BY THESE PRESENTS

That WJH REALTY, LLC, a Delaware Limited Liability Company with principal office in Middlesex, County of Washington, State of Vermont, Grantor, in the consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to its full satisfaction by AnnMarie Harmon, Trustee of the ANNMARIE HARMON TRUST, of Waitsfield, County of Washington, and State of Vermont Grantee, by these presents, do freely **Give, Grant, Sell, Convey and Confirm** unto said Grantee AnnMarie Harmon, Trustee of the ANNMARIE HARMON TRUST, and its successors and assigns forever, certain lands and premises in the Town of Middlesex in the County of Washington and State of Vermont, described as follows, viz:

Being part of the same land and premises conveyed to WJH Realty, LLC by Warranty Deed of Whitney O. Ward, Trustee of the Owen M. Ward Revocable Trust, which deed is dated April 26, 2016 and of record in Book 122 at Page 258 of the Town of Middlesex Land Records.

Being a portion of Lot A as depicted on a Plan entitled "Therrien Woods Subdivision, Owner: Owen W. Ward Revocable Trust, Leland Farm Road (T.H. #20), Middlesex, Vermont January 2010" recorded at Map Slide 11, Pages 242 -243 of the Town of Middlesex Land Records, and being a parcel consisting of 4.11 acres, more or less, depicted as Area B2 on a Plan entitled "Boundary Line Adjustments, Therrien Woods Subdivision, WJH Realty, LLC – Lot A The AnnMarie Harmon Trust – Lot B Eitan Romanoff – Lot C" by Grenier Engineering, P.C. dated December 2022 and recorded in Map Slide #56 in the Land Records of the Town of Middlesex.

This deed is given to effect a Boundary Line Adjustment between the aforementioned lands of Grantor known as "Lot A" and lands of Grantee known as "Lot B" which is the same land and premises conveyed to AnnMarie Harmon, Trustee of the AnnMarie Harmon Trust by Warranty Deed of Harvey F. Romanoff and Myriam Romanoff dated April 21, 2022 and of record in Book 153 at Page 36 of the Town of Middlesex Land Records.

Reference may be had to Town of Middlesex approved Zoning Applications No. 22-35 and 22-36 recorded in Zoning Book 45 at Page 915-16.

The land and premises conveyed hereby include the benefit of and are subject to public highway and public utility rights, to a Declaration of

Covenants, Conditions, Rights and Restrictions for Therrien Woods Subdivision dated January 26, 2011 and recorded in Book 97 Pages 72-82 and to Bylaws of Therrien Woods Owners Association, Inc. recorded on March 17, 2011 in Book 97 Pages 83-89, as amended, to conditions contained in Wastewater System and Potable Water Supply Permit WW-5-5033-1 dated May 21, 2009 and recorded in Book 93 Page 46 as amended, to Wastewater System and Potable Water Supply Permit WW-5-5114 dated May 21, 2009 and recorded in Book 93 Page 43 as amended, and to such rights, restrictions, conditions, rights of way and easements as are shown or referred to on the Survey Plan, and to such rights, conditions, covenants, rights of way and easements which are of record and are enforceable at law on the date hereof – 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 may be had to the Authorizing Resolution and Consent of WJH Realty, LLC dated October 15, 2021 and recorded in Book 150 at Page 206 of the Town of Middlesex Land Records, which Resolution remains in full force and effect.

This conveyance is subject to and has the benefit of any utility easements, spring rights, easements for ingress and egress, and rights incidental to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7, Title 27, Vermont Statutes Annotated.

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

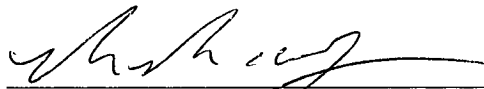
To Have And To Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee AnnMarie Harmon, Trustee of the ANNMARIE HARMON TRUST, its successors and assigns, to their own use and behoof forever;

And the said Grantor WJH REALTY , LLC, for itself and its successors and assigns, does covenant with the said Grantee AnnMarie Harmon, Trustee of the ANNMARIE HARMON TRUST, its successors and assigns, that until the ensealing of these presents it is 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

Grantor hereby engages to **Warrant and Defend** the same against all lawful claims whatever, except as above stated.

IN WITNESS WHEREOF, I hereunto set my hand this 13 day of January, 2023.

WJH REALTY, LLC



By: Mark Hannon, Duly Authorized Agent

STATE OF VERMONT
COUNTY OF WASHINGTON, SS.

At Montpelier [city] this 13 day of January, 2023 Mark Hannon, Duly Authorized Agent for WJH REALTY, LLC personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of WJH Realty, LLC.

Before me, 

Notary Public

Gloria K. Rice
Notary Public State of Vermont
Commission Expires: 1/31/2023
Commission # 0000317

GKR:pw
[2022-154]

VERMONT PROPERTY TRANSFER TAX FORM
32 V.S.A. CHAP 231
-ACKNOWLEDGEMENT-
RETURN REC'D TAX PAID-BOARD OF HEALTH CERT. REC'D
VT. LAND USE & DEVELOPMENT LANDS ACT CERT. REC'D.
RETURN NO. BE 23 763
SARAH MERRITT, TOWN CLERK MIDDLESEX, VT
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