

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **HARVEY F. ROMANOFF and MYRIAM ROMANOFF**, a married couple, of Waitsfield, Vermont, Grantors, in consideration of TEN or MORE Dollars, paid to our full satisfaction by **ANNMARIE HARMON, TRUSTEE of THE ANNMARIE HARMON TRUST**, of Waitsfield, Vermont, Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **ANNMARIE HARMON, TRUSTEE of THE ANNMARIE HARMON TRUST**, her successors and assigns forever, certain lands and premises located in Middlesex, in the County of Washington and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Harvey F. Romanoff and Myriam Romanoff by Warranty Deed of WJH Realty LLC dated January 20, 2022 and recorded January 24, 2022 in Book 152, Page 36 of the Middlesex Land Records.

Being part of all and 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 dated February 19, 1985 dated April 26, 2016 and recorded in Book 122 Page 258 of the Middlesex Land Records.

The land and premises conveyed hereby is depicted as "Lot B 7.71 Acres" on a survey entitled "Therrien Woods Subdivision Owner: Owen M. Ward Revocable Trust Leland Farm Road (T.H. #20) Middlesex, Vermont" dated January 2010 and recorded at Map Slide 11 Pages 242 - 243 of the Middlesex Land Records.

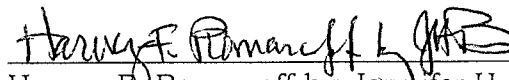
The land and premises conveyed hereby include the benefit of and are subject to public highway and public utility rights, to a Declaration of Covenants, Conditions, Rights and Restrictions for Therrien Woods Subdivision dated January 26, 2011 and recorded in Book 97 Pages 72-82 and to Bylaws of Therrien Woods Owners Association, Inc. recorded on March 17, 2011 in Book 97 Pages 83-89, 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.

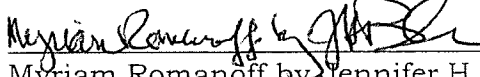
Subject to and with the benefit of rights, restrictions, covenants, terms, rights-of-way and easements referenced in the above-mentioned deeds and instruments or otherwise of record in the Town of Middlesex Land Records, which are valid and enforceable at law on date of this deed - not meaning by such language to renew or reinstate any encumbrance which is otherwise barred by the provisions of Vermont law.

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

TO HAVE AND TO HOLD said granted premises, with all privileges and appurtenances thereof, to the said Grantee, **ANNMARIE HARMON, TRUSTEE of THE ANNMARIE HARMON TRUST**, her successors and assigns, to her own use and behoof forever. And the said Grantors, **HARVEY F. ROMANOFF and MYRIAM ROMANOFF**, for ourselves, our heirs, executors and administrators, do hereby covenant with the said Grantee, **ANNMARIE HARMON, TRUSTEE of THE ANNMARIE HARMON TRUST**, her successors and assigns, that until the ensealing of these presents, we are the sole owners of the premises and have good right and title to convey the same in the manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as aforesaid. AND we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands on this 21st day of April, 2022.

  
Harvey F. Romanoff by Jennifer H.  
Blomback, his Attorney-in-Fact

  
Myriam Romanoff by Jennifer H.  
Blomback, her Attorney-in-Fact

STATE OF VERMONT  
COUNTY OF WASHINGTON

In said County on this 25th day of April, 2022, personally appeared Jennifer H. Blomback as attorney-in-fact for Harvey F. Romanoff and Myriam Romanoff and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of Harvey F. Romanoff and Myriam Romanoff. Before me,

ELIZABETH A. COOK, ESQ.  
Notary Public - State of Vermont  
Commission #157.0002051  
Expiration: 01/31/2023

  
Notary Public  
Commission expiration: