

TRUSTEES' DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT WE JOHN F. PIEPER AND MONICA M. PIEPER, Trustees of the JOHN F. PIEPER REVOCABLE TRUST dated December 20, 2006, as amended, of West Chesterfield, New Hampshire, Grantors, in consideration of **TEN AND MORE DOLLARS** and other good and valuable consideration, paid to their full satisfaction by **KATHARINE SCOVILLE**, of Montpelier, Vermont, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said Grantee, **KATHARINE SCOVILLE**, and her heirs and assigns forever, certain land and premises located in the Town of Warren, County of Washington, and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to John F. Pieper and Monica M. Pieper, Trustees of the John F. Pieper Revocable Trust dated December 20, 2006 by Warranty Deed of John F. Pieper and Monica M. Pieper dated March 8, 2008 and recorded in Book 194 Page 299 of the Warren Land Records.

Being all and the same land and premises conveyed to John F. Pieper and Monica M. Pieper by Warranty Deed of John Hammond dated December 30, 2002 and recorded in Book 151 Page 359.

Being Unit #201, together with the undivided percentage interest in and to the common areas and facilities appurtenant to said unit, in Village Gate, a condominium existing under and pursuant to a Declaration of Condominium recorded December 16, 1980 in Book 56 Page 569, together with plans and exhibits recorded or filed therewith, as may have been amended.

The land and premises conveyed hereby are subject to public highway and public utility rights, 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 otherwise barred by Vermont law.

Reference is hereby made to said deeds, their records, and to all references therein, and to the Warren Land Records in further aid of this description.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **KATHARINE SCOVILLE**, and her heirs and assigns, to their own use and behoove forever.

And the said Grantors, **JOHN F. PIEPER AND MONICA M. PIEPER**, Trustees of the **JOHN F. PIEPER REVOCABLE TRUST** dated **December 20, 2006**, as amended, for themselves and their successor trustees and assigns, do covenant with the said Grantee, **KATHARINE SCOVILLE**, and her heirs and assigns, that until the ensealing of these presents they are the sole owners of the Premises, that they have good right and title to convey the same in the manner aforesaid, and that the Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid.

And the said Grantors, **JOHN F. PIEPER AND MONICA M. PIEPER, Trustees of the JOHN F. PIEPER REVOCABLE TRUST dated December 20, 2006**, as amended, hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, the undersigned hereunto set his hand and seal this 16 day of Nov 2016.

John F. Pieper  
John F. Pieper, Trustee of the John F. Pieper  
Revocable Trust

STATE OF Vermont  
COUNTY OF Washington, SS.

At Warfield, in said County and State, this 16<sup>th</sup> day of November 2016, **JOHN F. PIEPER** in his fiduciary capacity as Trustee of the John F. Pieper Revocable Trust dated December 20, 2006, as amended, personally appeared and he acknowledged this instrument by him subscribed to be his free act and deed, and the free act and deed of the John F. Pieper Revocable Trust.

Before me: Elizabeth A. Cook  
Notary Public  
Commission expires: 2/10/19

IN WITNESS WHEREOF, the undersigned hereunto set their hands and seals this 12 day of November 2016.

Monica M. Pieper  
Monica M. Pieper, Trustee of the John F. Pieper  
Revocable Trust

STATE OF NH  
COUNTY OF Cheshire, SS.

At Peoples United Bank, in said County and State, this 12 day of November 2016, **MONICA M. PIEPER** in her fiduciary capacity as Trustee of the John F. Pieper Revocable Trust dated December 20, 2006, as amended, personally appeared and she acknowledged this instrument by her subscribed to be her free act and deed, and the free act and deed of the John F. Pieper Revocable Trust.

TOWN OF WARREN, VT

Received for Record 11/16 2016  
at 3:23 o'clock P M and Received in  
Vol. 242 Page 216-217  
R. B. Brown

TOWN CLERK

VT Property Transfer Tax Return # 7985

Before me: Rhonda J. Brown  
Notary Public  
Commission expires: 2-20-18

