

-ACKNOWLEDGMENT-

Return Received

Return No. 12-22
 Signed J. But, Clerk
 Date 5-6-22

RECEIVED FOR RECORD

DATE 5-6-22 TIME 2:45 p.RECORDED IN BOOK 180 PAGE 427-428ATTEST J. But TOWN CLERK**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that I,

David M. Dion

of Waitsfield, Vermont, Grantor, in consideration of TEN or MORE Dollars, paid to my full satisfaction by

Alexis Morrison-Howe and Elizabeth Morrison-Howe

Of Concord, Massachusetts, Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees,

Alexis Morrison-Howe and Elizabeth Morrison-Howe, A Married Couple as tenants by the entirety

their heirs, successors and assigns forever, certain lands and premises located in Waitsfield, in the County of Washington and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to David M. Dion by Warranty Deed of Mark M. Kisiel and Pauline S. Kisiel dated May 18, 2001 and recorded May 25, 2001 in Book 91, page 313 of the land records of the Town of Waitsfield, Vermont and being Parcel #2 on a Survey entitled "Survey of The Lands of David M. Dion, East Warren Road, Waitsfield, Vermont" prepared by Keith R. Van Iderstine of McCain Consulting, Inc. under date of November 20, 2009 and recorded September 25, 2019 at Map Slide 347A of the land records of the Town of Waitsfield, Vermont (the "Survey").

Also being all and the same lands and premises conveyed to David M. Dion by Warranty Deed of Gary L. Edgerly and Alberta M. Magda dated June 2, 2003 and recorded June 5, 2003 in Book 104, pages 51-52 of the land records of the Town of Waitsfield, Vermont and being Parcel #3 on a Survey entitled "Survey of The Lands of David M. Dion, East Warren Road, Waitsfield, Vermont" prepared by Keith R. Van Iderstine of McCain Consulting, Inc. under date of November 20, 2009 and recorded September 25, 2019 at Map Slide 347A of the land records of the Town of Waitsfield, Vermont (the "Survey").

Subject to, and with benefit of rights, restrictions, covenants, terms, rights of way and easements referenced in the above-mentioned deeds and their records, or otherwise of record in the Town of Waitsfield Land Records, which are valid and enforceable at law on the date of this deed - 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 is made to the above mentioned deeds and their records, and to the town of Waitsfield Land Records, in further aid of this description.

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

Alexis Morrison-Howe and Elizabeth Morrison-Howe, A Married Couple as tenants by the entirety

their heirs, successors and assigns, to their own use and behoof forever.

And the said Grantor,

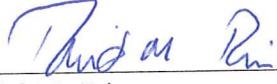
David M. Dion

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

Alexis Morrison-Howe and Elizabeth Morrison-Howe, A Married Couple as tenants by the entirety

their heirs, successors and assigns, that until the ensealing of these presents, I am the sole owner 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 I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set our hand on this 6th day of May, 2022.



David M. Dion

STATE OF VERMONT
COUNTY OF WASHINGTON

In said County on this 6 day of May, 2022, personally appeared David M. Dion and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed. Before me,

JENNIFER H. BLOMBACK
Notary Public - State of Vermont
Commission #157.0004304
Expiration: 01/31/2023



Notary Public
Commission expiration: