

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That we,

Clifford Tiffany and Barbara Tiffany,
husband and wife,

of Fayston, Vermont, Grantors, in the consideration of
Ten-And-More Dollars paid to our full satisfaction by

Sarah McGarrell

of South Boston, Massachusetts, Grantee, by these presents, do
freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said
Grantee,

Sarah McGarrell

and her legal representatives, heirs and assigns forever, certain
real property in the Town of Fayston, County of Washington and
State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to
Barbara Tiffany and Clifford Tiffany by Warranty Deed
of Wesley E. Horton, II and Susan P. Horton dated 10-
20-00 and recorded in Book 81 pages 2-3 of the land
records of the Town of Fayston.

Being all and the same land and premises conveyed to
Wesley E. Horton, II and Susan P. Horton by Warranty
Deed of Wesley E. Horton, II and Susan P. Horton dated
10-18-99 and recorded in Book 78 pages 362-363 of the
land records of the Town of Fayston.

The premises are known and designated as 98 Lockwood
Brook Road in the Town of Fayston, Vermont.

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 land records of
the Town of Fayston, 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 land records of the Town of Fayston, 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,

FAYSTON TOWN CLERK'S OFFICE

RECEIVED FOR RECORD

DATE 01/19/2016 TIME 3:16 PM

RECORDED IN BOOK 146 PAGE 246-247

ATTEST ASST. TOWN CLERK

ACKNOWLEDGEMENT
RETURNED RECEIVED
(including certificates and, if required ACT 250
disclosure statement)

RETURN NO. 2016-01-004
SIGNED [Signature] ASST. CLERK
DATE 01/19/2016

#40017

Sarah McGarrell

and her legal representatives, heirs and assigns, to her own use and behoof forever; And we, the said Grantors,

Clifford Tiffany and Barbara Tiffany

for ourselves and our heirs, executors and administrators, do covenant with the said Grantee,

Sarah McGarrell

and her legal representatives, heirs 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 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.

DATED this 7 day of January, 2016.

Clifford C. Tiffany
Clifford Tiffany

STATE OF Maine)
COUNTY OF Cumberland) : ss.

At 11:05 am / Portland this
7 day of January, 2016

Clifford Tiffany personally appeared and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me, Sandra S. Tassinari
Notary Public

Notary seal or stamp:

DATED this 7 day of January, 2016.

Barbara Tiffany
Barbara Tiffany

STATE OF Maine)
COUNTY OF Cumberland) : ss.

At 11:05 am / Portland this
7 day of January, 2016

Barbara Tiffany personally appeared and acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me, Sandra S. Tassinari
Notary Public

Notary seal or stamp:

SANDRA S. TASSINARI
Notary Public, Maine
My Commission Expires January 31, 2017