

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I

PAULA M. DEPAOLA

of Englewood, New Jersey, (whether singular or otherwise, referred to herein as "Grantor"), in consideration of TEN AND MORE Dollars paid to my full satisfaction by

CATHLEEN GIANNATTASIO and FRANCIS J. GIANNATTASIO III, Wife and Husband

of New Hyde Park, New York (whether singular or otherwise, referred to herein as "Grantee"), by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee,

CATHLEEN GIANNATTASIO and FRANCIS J. GIANNATTASIO III

Wife and Husband, Tenants by the Entirety

and Grantee's heirs, successors, assigns, and legal representatives forever, certain lands and premises located in Warren, in the County of Washington and State of Vermont, described as follows, viz:

Being all and the same land and premises as were conveyed to Paula M. DePaola and Charles DePaola, Jr., wife and husband, by Warranty Deed of MacDonald Homes Ltd. dated September 17, 1987 and recorded November 4, 1987 in Book 84, Page 186-189 of the land records of the Town of Warren, Vermont. Charles DePaola Jr. predeceased the grantor herein, a copy of his certificate of death is filed herewith.

Being Unit #19, together with the undivided percentage in and to the common areas and facilities appurtenant to said unit, in STERLING RIDGE, a condominium existing under and pursuant to a Declaration of Condominium, Bylaws and Administrative Rules recorded September 30, 1980 in Book 53, pages 513-530, including various site and floor plans recorded at pages 661-674, as those documents were amended by instruments recorded May 4, 1981 in Book 58, pages 597-599, recorded August 4, 1982 in Book 64, pages 290-291, recorded October 2, 1989 in Book 90, pages 270-271, and recorded May 15, 1990 in Book 92, pages 251-252 of the land records of the Town of Warren, Vermont, together with plans and exhibits recorded or filed therewith, all as may have otherwise been amended of record.

Subject to and with the benefit of rights, restrictions, covenants, terms, rights-of-way and easements referenced in the above mentioned deeds or

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otherwise of record in the Town of Warren Land Records, which are valid and enforceable at law on the 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 land and premises.

The herein conveyed land and premises form no part of the homestead of the Grantor.

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

CATHLEEN GIANNATTASIO and FRANCIS J. GIANNATTASIO III
Wife and Husband, Tenants by the Entirety

and the Grantee's heirs, successors, assigns, and legal representatives, to their own use and behoof forever; And, the said Grantor **PAULA M. DEPAOLA** for the Grantor and Grantor's heirs, successors, assigns, and legal representatives, does covenant with the said Grantee, **CATHLEEN GIANNATTASIO and FRANCIS J. GIANNATTASIO III** and Grantee's heirs, successors, assigns, and legal representatives, that until the ensealing of these presents, the Grantor is the sole owner of the premises, and has 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 aforesaid.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 12th day of October, 2018.


Paula M. DePaola

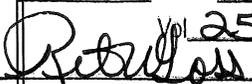
STATE OF VERMONT
WASHINGTON COUNTY, ss.

In said County on this 12th day of October, 2018, Paula M. DePaola personally appeared and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed. Before me,


Notary Public
My Commission Expires: 2-10-2019

TOWN OF WARREN, VT

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at 8:45 o'clock A M and Received in
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TOWN CLERK
VT Property Transfer Tax Return # 8513