

WAITSFIELD TOWN CLERKS OFFICE

RECEIVED FOR RECORD

DATE 8-11-14 TIME 1:20 pm

RECORDED IN BOOK 154 PAGE 211-213

ATTEST [Signature] TOWN CLERK [Signature]

WARRANTY DEED

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
-ACKNOWLEDGMENT-

Return No. 41-14  
Signed [Signature] Clerk  
Date 8-11-14

KNOW ALL PERSONS BY THESE PRESENTS that STEPHEN R. MCKENZIE and JILL G. MCKENZIE, of Waitsfield, County of Washington and State of Vermont ("Grantors"), in consideration of the sum of Ten and More Dollars, paid to their full satisfaction by STEPHEN MCKENZIE, Trustee of the Stephen McKenzie Family Trust u/t/a dated April 22, 2014 and JILL MCKENZIE, Trustee of the Jill McKenzie Family Trust u/t/a dated April 22, 2014, both of Waitsfield, County of Washington and State of Vermont ("Grantees"), by these presents, do hereby GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, STEPHEN MCKENZIE, Trustee of the Stephen McKenzie Family Trust u/t/a dated April 22, 2014 and JILL MCKENZIE, Trustee of the Jill McKenzie Family Trust u/t/a dated April 22, 2014, as tenants in common, and their heirs, successors and assigns forever, a certain piece of land with all improvements thereon and appurtenances thereto in the Town of Waitsfield, County of Washington and State of Vermont (the "Premises"), described as follows, viz:

Parcel One:

Being all and the same land and premises conveyed to Stephen R. McKenzie and Jill G. McKenzie by Warranty Deed from Louis Dwyer and Margaret D. Cummings (f/k/a Margaret Dwyer) dated December 1, 2000 and recorded in Volume 89 at Pages 378-379 of the Town of Waitsfield Land Records, and being more particularly described therein as follows:

Being all and the same lands and premises conveyed to Louis Dwyer and Margaret Dwyer by Warranty Deed of Elvin S. Graves, dated December 16, 1968, and recorded in Book 24 at Page 1 of the Land Records of the Town of Waitsfield; and being further described as:

Being a part of all and the same lands and premises conveyed to Elvin S. Graves by a Divorce Decree in the case of *Sharlene Graves vs. Elvin S. Graves*, dated September 14, 1960, and recorded in Book 21 at Page 51 of the Land Records of the Town of Waitsfield.

Parcel Two:

Being all and the same land and premises conveyed to Stephen R. McKenzie and Jill G. McKenzie by Warranty Deed from Anthony Brendan Dwyer dated May 11, 2001 and recorded in Volume 91 at Pages 194-195 of the Town of Waitsfield Land Records, and being more particularly described therein as follows:

Being all and the same lands and premises conveyed to Anthony Brendan Dwyer by Quitclaim Deed of Louis Dwyer, dated December 18, 2000, and recorded in Book 90 at Pages 89-90 of the Land Records of the Town of Waitsfield and by Quitclaim Deed of Margaret Dwyer, dated December 15, 2000, and recorded in Book 90 at Pages 91-92 of the Land Records of the Town of Waitsfield.

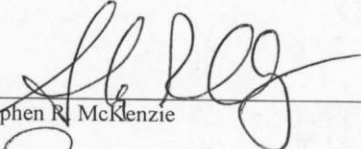
Being all and the same lands and premises conveyed to Louis Dwyer and Margaret Dwyer by Warranty Deed of Elvin S. Graves, dated September 22, 1970, and recorded in Book 24 at Page 249 of the Land Records of the Town of Waitsfield.

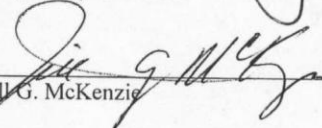
The Premises are subject to: (a) taxes assessed on the Grand List not delinquent on the date of this Deed, which Grantees herein assume and agree to pay as part of the consideration for this Deed subject to such taxes being prorated between Grantors and Grantees on the date this Deed is delivered; (b) the provisions of municipal ordinances, public laws and special acts; and (c) all easements and rights of way of record, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. § 601, *et seq.*

Reference is hereby made to the above-mentioned instruments, the records thereof and the references therein contained in further aid of this description.

**TO HAVE AND TO HOLD** the said granted Premises, with all the privileges and appurtenances thereto, to the said Grantees, **STEPHEN MCKENZIE, Trustee of the Stephen McKenzie Family Trust u/t/a dated April 22, 2014** and **JILL MCKENZIE, Trustee of the Jill McKenzie Family Trust u/t/a dated April 22, 2014**, as tenants in common, and their heirs, successors and assigns, to their own use and behoof forever; and the said Grantors, Stephen R. McKenzie and Jill G. McKenzie, for themselves and their heirs and assigns, do covenant with the said Grantees, and their heirs and assigns, that until the ensealing of these presents, Grantors are the sole owners of the Premises, and have good right and title to convey the same in the manner aforesaid, that the said Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and they hereby engage to **WARRANT and DEFEND** the same against all lawful claims whatsoever, except as aforementioned.

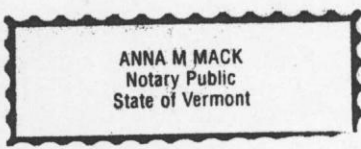
IN WITNESS WHEREOF, **STEPHEN R. MCKENZIE** and **JILL G. MCKENZIE** do hereby execute this Warranty Deed this 26<sup>th</sup> day of July, 2014.

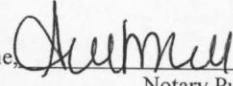
  
\_\_\_\_\_  
Stephen R. McKenzie

  
\_\_\_\_\_  
Jill G. McKenzie

STATE OF VERMONT  
COUNTY OF WASHINGTON, SS.

On this 26 day of July, 2014, personally appeared **STEPHEN R. MCKENZIE**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed.



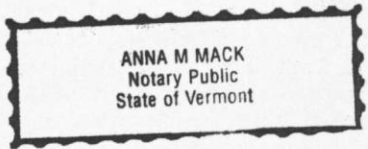
Before me,   
\_\_\_\_\_  
Notary Public

Printed Name: Anna M Mack

Notary commission issued in Washington County  
My commission expires: 2/10/15

STATE OF VERMONT  
COUNTY OF WASHINGTON, SS.

On this 26 day of July, 2014, personally appeared **JILL G. MCKENZIE**, to me known to be the person who executed the foregoing instrument, and she acknowledged this instrument, by her signed, to be her free act and deed.



Before me, *Anna M Mack*  
Notary Public

Printed Name: Anna m mack

Notary commission issued in Washington County  
My commission expires: 2/10/15

WESTON  
GEOGRAPHIC  
RECORD 2013

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