

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I,

JEFFREY J. MCDONOUGH

of Jamestown, Rhode Island, Grantor, in consideration of TEN or MORE Dollars, paid to my full satisfaction by

THE SALT MOUNTAIN GROUP, LLC

a Vermont Limited Liability Company

Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee,

THE SALT MOUNTAIN GROUP, LLC

a Vermont Limited Liability Company

its successors and assigns 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 conveyed to Jeffrey J. McDonough and Kimberly P. McDonough by Warranty Deed of Phillip R. Waier and Barbara S. Waier dated October 13, 2004 and recorded in Book 169, Page 186 of the land records of the Town of Warren. The death of Kimberly P. McDonough is evidenced by a death certificate to be recorded at even date herewith.

Being all and the same land and premises conveyed to Phillip R. Waier and Barbara S. Waier by Warranty Deed of Two Trees Associates dated December 20, 1985 and recorded in Book 76, Page 311 of the land records of the Town of Warren.

Being UNIT #2, together with an undivided percentage in and to the common areas and facilities appurtenant to said unit, in **CHRISTMAS TREE CONDOMINIUM**, a condominium existing under and pursuant to a Declaration of Condominium, which includes Bylaws and Rules and Regulations of the Association, dated February 10, 1984 and recorded in Book 69, Pages 731-759 of the land records of the Town of Warren, Vermont, together with plans and exhibits recorded or filed therewith, all as may be 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 and instruments or otherwise of record in the Town of Warren Land Records, which are valid and enforceable at law on 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 lands and premises.

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

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

THE SALT MOUNTAIN GROUP, LLC
a Vermont Limited Liability Company

its successors and assigns, to his own use and behoof forever.

And the said Grantor,

JEFFREY J. MCDONOUGH

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

THE SALT MOUNTAIN GROUP, LLC
a Vermont Limited Liability Company

its 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 my hand on this 29th day of December, 2021.

JHB
at home in fact
Jeffrey J. McDonough
Jeffrey J. McDonough by Jennifer H. Blomback, as Attorney-in-Fact

STATE OF VERMONT
COUNTY OF CHITTENDEN

In said County on this 29th day of December, 2021, personally appeared Jennifer H. Blomback, attorney-in-fact for Jeffrey J. McDonough and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed. Before me,



Mikayla Geraci
Notary Public
Commission expiration: 1/31/23

TOWN OF WARREN, VT

Received for Record 115 2022
at 8:10 o'clock A M and Received in
Vol. 273 Page 562-563

J. Blomback

TOWN CLERK

VT Property Transfer Tax Return # 9400

Willem Jewett, P.C.
P.O. Box 38
Waitsfield, VT 05673
(802) 496-2267