

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, LINDA H. SHAW, of Victor, Idaho, Grantor, in consideration of Ten and more Dollars, paid to my full satisfaction by **SPENCER KIRK-JACKSON** and **KAREN D. McPHILLIPS**, of Roslindale, Massachusetts, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, **SPENCER KIRK-JACKSON** and **KAREN D. McPHILLIPS**, as tenants by the entirety, and their heirs and assigns forever, certain land and premises in Warren, Vermont, described as follows, viz:

Being all and the same land and premises acquired by Linda H. Shaw by Decree of Distribution in the Estate of Monte R. Shaw, Docket No. 3-1-16Wnpr, Washington District, Probate Court, State of Vermont, dated February 13, 2017 and recorded in Book 244 Page 257 of the Warren Land Records.

Being all and the same lands and premises acquired by Monte Shaw by the following instruments recorded in the Warren Land Records: (1) Warranty Deed of Charles B. Begg, Jr. and Alvin J. Babcock dated September 20, 1971 and recorded in Book 34 Page 603; and (2) Quit-Claim Deed of Bruce J. Levinsky dated November 4, 1974 and recorded in Book 41 Page 331.

Being all the same lands and premises that begin at a concrete marker set in the ground 40.0 feet right of station 218+85 as shown on highway plans in the public records office of Montpelier, Vermont, under plans for Warren, Vermont, Route #100. Thence, northerly along said road R.O.W. to a point 47 feet on the right of station 228+67.5. Thence, S 71° 08'32"E along a stone wall a distance of 355.24 feet. Thence turning to the left along said stone wall to the brook. Thence East and Southeast up the brook to a corner in the wire fence. For survey purposes, a coordinate of 2762.611 over 2738.083 is computed for that point. The original coordinate of 2000.000 over 2000.000 is placed at the beginning point or concrete post. From coordinate 2762.611 over 2738.083 along a meandering wire fence to a coordinate 1976.945 over 2080.774, which if in a straight line would be S 39° 55'46"W a distance of 1024.37 feet. Thence to the point of beginning coordinate 2000.000 over 2000.000, or on a North 74° 04'12"W bearing a distance of 83.99 feet.

The above-described parcel was conveyed to Alvin J. Babcock and Charles B. Begg, Jr., as tenants in common by Warranty Deed of Bertrand Luce and Patricia Luce dated May 20, 1968 and recorded in Book 29 Page 712 of the Warren Land Records.

Reference is made to the said deeds and the deeds referenced therein and to a survey entitled "Jerry Cunningham, August, 1971 of Lands owned by Alvin J. Babcock and Charles B. Begg, Jr. in the Town of Warren" and recorded in the Warren Land Records and to all prior deeds and their records for a more particular description of the lands and premises herein conveyed.

The property is located at 3955 Vermont Route 100, Warren, VT 05674.


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The land and premises conveyed hereby include the benefit of and are subject to public highway and public utility rights, easement and rights of way of record, spring rights of record, and to such rights, restrictions, covenants, rights of way and easements referenced in the above-mentioned deeds and their records, or otherwise of record in the Warren Land Records, and which are valid and enforceable at law on the date hereof - not meaning by such language to renew, reinstate or extend the validity of any encumbrance otherwise barred by Vermont law.

Reference is hereby made to said deeds and their records, to all references therein, and to the Warren Land Records in further aid of this description.

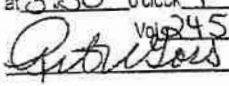
TO HAVE AND TO HOLD the said premises, with all the privileges and appurtenances thereof, to the said Grantees, **SPENCER KIRK-JACKSON** and **KAREN D. McPHILLIPS**, as tenants by the entirety, and their heirs and assigns forever, to their own use, and **LINDA H. SHAW**, the said Grantor, for herself and her heirs, executors and administrators, does covenant with the said Grantees and their heirs and assigns, that until the ensembling of these presents she is the sole owner of the premises and she has good right and title to convey the same in the manner aforesaid, that the property is **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid, and she hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

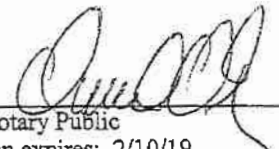
IN WITNESS WHEREOF, I have hereunto set my hand this 2 day of June 2017.

Linda Shaw by

Linda H. Shaw, by Christopher J. Nordle,
her attorney in fact

**STATE OF VERMONT
COUNTY OF WASHINGTON, SS.**

At Waits Field, in said County and State, this 2 day of June 2017, personally appeared Christopher J. Nordle, attorney in fact for Linda H. Shaw, and he acknowledged this instrument, by him subscribed, to be his free act and deed and the free act and deed of Linda H. Shaw.

TOWN OF WARREN, VT
Received for Record 6/2 2017
at 3:50 o'clock P M and Received in
Vol. 245 Page 554-555

TOWN CLERK
VT Property Transfer Tax Return # 8145

Before me: 
Notary Public
My commission expires: 2/10/19