

WAITSFIELD TOWN CLERKS OFFICE
RECEIVED FOR RECORD

DATE 8-18-20 TIME 11:30 a.

RECORDED IN BOOK 173 PAGE 328-329

ATTEST [Signature] TOWN CLERK

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

Return No. 20-31
Signed [Signature] Clerk
Date 8-18-20

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that DOWNSTREET HOUSING & COMMUNITY DEVELOPMENT, INC., a Vermont not for profit corporation with offices in Barre, Vermont, GRANTOR, in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION paid to its full satisfaction by ELOISE M. REID, a single person of Moretown, County of Washington and State of Vermont, GRANTEE, by these presents does freely Give, Grant, Sell, Convey and Confirm unto the said Grantee, ELOISE M. REID, and her successors, heirs and assigns forever, all interest in and to the following described property located in the Town of Waitsfield, County of Washington, and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Downstreet Housing & Community Development, Inc. by Warranty Deed of Kara Ann Young, f/k/a Kara Ann Herlihy of near or approximate date herewith and to be recorded in the land records of the Town of Waitsfield.

Being all and the same lands and premises as were conveyed to Kara Ann Herlihy by Warranty Deed of Martin H. Loeffler and Sidsel S. Loeffler dated October 14, 2008 and recorded November 14, 2008 in Book 131, pages 538-539 of the land records of the Town of Waitsfield, Vermont.

Being all and the same lands and premises as were conveyed to Martin H. Loeffler and Sidsel S. Loeffler by Warranty Deed of Leonard L. Kaufman, as Trustee of The Jody Lee Kaufman Revocable Trust dated June 26, 2002 and recorded July 3, 2002 in Book 97, pages 384-386 of the land records of the Town of Waitsfield, Vermont.

Being Apartment #6, together with the undivided percentage interest in and to the common areas and facilities appurtenant thereto, in Schoolhouse Condominium, a condominium existing under and pursuant to Declaration of Condominium for The Schoolhouse Condominium dated June 22, 1982 and recorded in Book 37, pages 439-465 (including floor plans and a site plan), Bylaws recorded in Book 37, pages 466-474 of the land records of the Town of Waitsfield, Vermont, as the same may have 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 deed or otherwise of record in the Town of Waitsfield 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 deed 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.

To Have and to Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, ELOÏSE M. REID, and her successors, heirs and assigns, to her own use and behoof forever; and the said Grantor, DOWNSTREET HOUSING & COMMUNITY DEVELOPMENT, INC., for itself and its successors, heirs and assigns, does covenant with the said Grantee, ELOISE M. REID, and her successors, heirs and assigns, that until the ensealing of these presents it is the sole owner of the premises; and it has good right and title to convey the same in manner aforesaid; and said premises are Free From Every Encumbrance, except as above set forth; and it hereby engages to Warrant and Defend the same against all lawful claims whatever, except as aforesaid.

In Witness Whereof, DOWNSTREET HOUSING & COMMUNITY DEVELOPMENT, INC. hereunto sets its hand this 7th day of AUGUST 2020.

In Presence Of:

Geoffrey M. Fitzgerald
Witness

Pattie A. Dupuis
DOWNSTREET HOUSING & COMMUNITY DEVELOPMENT, INC.

STATE OF VERMONT
COUNTY OF WASHINGTON, SS.

At Montpelier, this 7th day of AUGUST 2020, personally appeared, Pattie A. Dupuis, Director of the Homeownership Center and duly authorized agent of DOWNSTREET HOUSING & COMMUNITY DEVELOPMENT, INC., and she acknowledged this instrument by her subscribed to be her free act and deed and the free act and deed of said corporation.

Before me Geoffrey M. Fitzgerald
Notary Public: Geoffrey M. Fitzgerald
My Commission expires 01/31/21
My Commission Number: 157.0000619