

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

Return No. 58-16
Signed [Signature], Clerk
Date 12.1.16

WAITSFIELD TOWN CLERKS OFFICE
RECEIVED FOR RECORD

DATE 12.1.16 TIME 4:10 p.
RECORDED IN BOOK 162 PAGE 430-431

VERMONT WARRANTY DEED

ATTEST [Signature] TOWN CLERK

KNOW ALL PERSONS BY THESE PRESENTS, That

45 Rolston Road, LLC,

a Limited Liability Company organized under the laws of the State of Vermont, Grantor, in the consideration of Ten-And-More Dollars paid to its full satisfaction by

TPP Property, LLC,

a Limited Liability Company organized under the laws of the State of Vermont, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee,

TPP Property, LLC,

and its successors and assigns forever, certain real property 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 45 Rolston Road, LLC by Vermont Warranty Deed of Shawn Geoffroy and Christina Oravec dated 10-2-06 and recorded in Book 123 pages 385-387 of the land records of the Town of Waitsfield, Vermont.

Being all and the same land and premises conveyed to Shawn Geoffroy and Christina Oravec by Warranty Deed of Frank W. Chapman and Sylvia Chapman dated 8-12-03 and recorded in Book 105 pages 513-515 the land records of the Town of Waitsfield.

The premises are known and designated as 45 Rolston Road in the Town of Waitsfield, Vermont.

Subject to and with benefit of rights, restrictions, covenants, terms, rights of way and easements referenced in the above mentioned deeds and their records, or otherwise of record in the land records of the Town of Waitsfield, which are valid and enforceable at law on the date of this deed - not meaning by such language to renew, reinstate or extend the validity of any encumbrance which is otherwise barred by the provisions of Vermont law.

Reference is made to the above mentioned deeds and surveys and their records, and to the land records of the Town of Waitsfield, in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the

privileges and appurtenances thereof, to the said Grantees,

TPP Property, LLC,

and its successors and assigns, to its own use and behoof forever; And the said Grantor,

45 Rolston Road, LLC

for itself and for its successors and assigns, does covenant with the said Grantee,

TPP Property, LLC,

and its successors and assigns, that until the ensealing of these presents it 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 it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

DATED this 28th day of NOV, 2016.

45 Rolston Road, LLC

[Handwritten Signature]
By: Christopher Teffner, Sole Member
and Duly Authorized Agent

STATE OF ARIZONA)
COUNTY OF MARICOPA) :ss.

At Scottsdale, AZ this
28th day of November, 2016

Christopher Teffner, Sole Member and duly authorized agent of 45 Rolston Road, LLC, personally appeared and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed, in said capacity.

Before me, *[Handwritten Signature]*
Notary Public
08/01/2018

