

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT we, STEPHANIE B. MacQUINOR (f/k/a STEPHANIE B. ORR), of Atlanta, in the County of Cobb, State of Georgia, and SCOTT A. ORR, of Charlotte, in the County of Chittenden, State of Vermont, Grantors, in consideration of -----TEN AND MORE----- Dollars paid to our full satisfaction by HARMONY PROPERTY MANAGEMENT, LLC, a Vermont limited liability company with a principal place of business in Charlotte, in the County of Chittenden, State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, HARMONY PROPERTY MANAGEMENT, LLC, and its successors and assigns forever, a certain piece of land in the Town of Charlotte, in the County of Chittenden, and State of Vermont, described as follows, viz:

Being all and the same land and premises, together with improvements thereon and appurtenances thereto, conveyed to Stephanie B. Orr (n/k/a Stephanie B. MacQuinor) and Scott A. Orr by Quitclaim Deed of Roderick R. Baldwin, Nancy B. Crane, Guy R. Baldwin and Bruce R. Baldwin dated December 31, 1984, and of record in Book 44, Pages 439-440 of the Town of Charlotte Land Records.

Being a certain parcel of land in the Town of Charlotte shown as Lot J on a plan entitled, "Property of Roderick R. and Shirley T. Baldwin, Monkton and Charlotte, Vermont", prepared by Ronald L. LaRose, dated December, 1973 - January, 1974, and of record in Map Book 4, Page 6 of the Town of Charlotte Land Records, together with all buildings, fixtures and improvements located thereon. Said parcel contains 2.1 acres, more or less.

Being a portion of lands conveyed to Roderick R. Baldwin, Shirley T. Baldwin, Ruth B. Orr, Nancy B. Crane, Guy R. Baldwin and Bruce R. Baldwin, as joint tenants with rights of survivorship, by Warranty Deed of Roderick R. Baldwin and Shirley T. Baldwin dated October 22, 1982, and of record in Book 40, Pages 432-433 of the Town of Charlotte Land Records.

Said land and premises are known and designated as 20 Baldwin Road, Charlotte, Vermont.

All improvements on the aforesaid land and premises are conveyed "AS IS".

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

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, HARMONY PROPERTY MANAGEMENT, LLC, and its successors and assigns, to their own use and behoof forever; and we, the said Grantors, STEPHANIE B. MacQUINOR and SCOTT A. ORR, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, HARMONY PROPERTY MANAGEMENT, LLC, and its successors and assigns, that until the ensealing of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE except as

CHARLOTTE TOWN CLERK'S OFFICE

RECEIVED FOR RECORD
This 19th day of October A.D. 20 15
at 11 o'clock 0 minutes in and
recorded Vol. 229 on Page 488-489
Attest: [Signature] Town Clerk

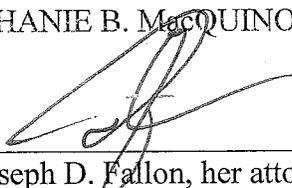
ACKNOWLEDGEMENT
Return Received
Signed: [Signature] Clerk
Date: _____

JOSEPH D. FALLON
ATTORNEY AT LAW
P O. BOX 257
10729 ROUTE 116
HINESBURG, VT 05461
(802) 482-2137

aforesaid and except for easements and rights-of-way of record, if any, and except for taxes and municipal charges hereafter due and payable, which have been prorated as of the date of closing, and which the Grantee accordingly assumes and agrees to pay; and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 16th day of October, 2015.

STEPHANIE B. MacQUINOR

By: 

Joseph D. Fallon, her attorney-in-fact by
Durable General Power of Attorney
dated 10/9/2015

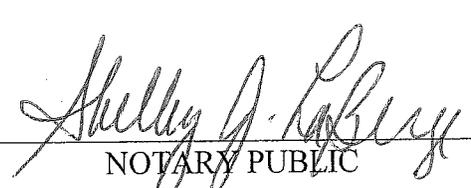
SCOTT A. ORR

By: 

Joseph D. Fallon, his attorney-in-fact by
Durable General Power of Attorney
dated 10/8/2015

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Burlington, in said County, this 16th day of October, 2015, personally appeared JOSEPH D. FALLON, individually and as attorney-in-fact for STEPHANIE B. MacQUINOR and SCOTT A. ORR, who acknowledged the foregoing instrument, by him sealed and subscribed, to be his free act and deed, the free act and deed of STEPHANIE B. MacQUINOR, and the free act and deed of SCOTT A. ORR.

Before me: 

NOTARY PUBLIC

My commission expires: 2/10/2019