

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that, **2019 Castle LLC** of White Plains in the County of Westchester and State of New York, Grantor, in the consideration of One Dollar and other valuable consideration paid to its full satisfaction by **Arthur Keyser and Jennifer Keyser**, of Columbia, in the County of Coos and State of New Hampshire, Grantees, by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, **Arthur Keyser and Jennifer Keyser, husband and wife, as tenants by the entirety**, and their heirs and assigns forever, a certain piece of land in Canaan in the County of Essex and State of Vermont, described as follows, viz:

Being three (3) parcels of land with the buildings and improvements thereon, known and numbered as 2350 VT Route 114, Canaan, Vermont, with any and all appurtenances thereto, and being all and the same lands and premises conveyed to 2019 Castle LLC by Quitclaim Deed of Bank of America, N.A., dated July 25, 2019, and recorded in Book 66 at Page 609 of the Canaan Land Records, described therein, in part, as follows:

“Being all and the same property conveyed to Bank of America, N.A., by Order Confirming Sale of the Vermont Superior Court, Essex Unit, Docket No. 11-3-17 Excv, dated January 22, 2019, and recorded in Book 66 at Page 346 of the Canaan Land Records, and therein described as follows:

PARCEL #A

A certain tract or parcel of land, together with all buildings and improvements thereon, situate on the northwesterly side of the “Old All American Highway,” so-called, in the Town of Canaan, County of Essex and State of Vermont, more particularly described as follows:
[metes and bounds description]

Meaning and intending herein to convey a triangular parcel which stands the building heretofore occupied as a homestead dwelling by Winston w. Hubbard and Marjorie L. Hubbard.

EXCEPTING AND RESERVING to Russell G. and Evelyn H. Holmes, their heirs and assigns, a right-of-way in common with Grantees, their heirs and assigns, being the driveway as presently laid out along the northwesterly line of said conveyed premises for the purpose of access to the wood yard of Grantors to the rear of the said premises; the upkeep of said common right-of-way to be shared by the within Grantors and the within Grantees.

TOGETHER WITH water rights in and to a certain spring of water on adjoining lands now or formerly of Russell G. Holmes, with the right to lay and maintain an aqueduct to the same,

being the spring from which water is now piped to the dwelling house on the within conveyed premises.

The premises herein and the improvements thereon are conveyed "AS IS" with no representations other than as to title.

Meaning and intending herein to convey all and the same land and premises conveyed to Paul R. Maurais and Sylvie R. Maurais by Warranty Deed of Keith Brockney and Billie Brockney dated October, 1993 and recorded in the Canaan Land Records in Book 38, Page 548, as such lot description has been modified by a certain plan entitled "Plan of Part of All American Highway owned by the Town of Canaan & Boundary Line Adjustment Between land of Serge & Donna Lemay and Land of Paul & Sylvie Maurais; Scale: 1 inch = 50 Feet; August 8, 1997," survey and map by F. W. Cowan & Sons, Canaan, VT, Job # 97-38.

The foregoing identified plan is further identified therein as follows: 'This dual-purpose survey and plan is to identify & located the "ALL AMERICAN HIGHWAY" BUILT IN 1935 AND RELINQUISHED BY THE State of Vermont to the Town of Canaan on January 20, 1957; to layout a lot line adjustment between Lemay and Maurais; to identify that portion of the "All American Highway" to be conveyed to Maurais, together with a reserved 50 foot wide right-of-way for Lemay.'

ALSO CONVEYING two certain parcels of land in the Town of Canaan, County of Essex and State of Vermont. Being all and the same land and premises conveyed to Paul Maurais and Sylvie Maurais by Quitclaim Deed of Serge Lemay and Donna Lemay dated September 14, 1988, recorded in Book 42, Page 384 of the Canaan Land Records and described therein as follows:

PARCEL # 1

A certain parcel or tract of land located northerly of Vermont route 114 where it crests the tope of Harriman Hill approximately 214 miles westerly of Canaan Village. Said parcel being a part of the All American Highway, so-called, that lies northerly of the present (1977) highway designated Vermont Route 114 between stations number 122=10 and 125=50 on State Highway Plan of Project S203(3), and more particularly bounded and described as follows: [metes and bounds description]

The parcel of land described above contains 0.93 Acres, and is all as shown on a certain plan entitled, "Plan of Part of All American Highway Owned by the Town of Canaan & Boundary Line Adjustment between Land of Serge & Donna Lemay and Land of Paul & Sylvie Maurais, Scale: 1 inch = 50 Feet, August 8, 1997." Survey and plan by F. W. Cowan & Sons, Canaan, Vermont.

EXCEPTING AND RESERVING to the Grantors herein, their heirs, executors and assigns, a certain 50 foot wide right-of-way for the purpose of ingress and egress by vehicle

or otherwise and the location of utilities over the above described Parcel #1, which right of way is bounded and described as follows: [metes and bounds description]

The above described right of way is reserved to provide unimpeded access to other lands and premises now owned or subsequently acquired by the Grantors, their heirs, executors and assigns.

PARCEL #2 (Lot Line Adjustment Parcel)

A certain piece or parcel of land in the said Town of Canaan, in said County and State, bounding the homestead premises of the grantees on its west side, and bounded and described as follows: [metes and bounds description]

The above described PARCEL #2 contains 0.23 acres, and is all as shown on the above described plan.

PARCEL #1 and PARCEL #2 are a portion of those lands and premises conveyed to Serge Lemay and Donna Lemay by Quitclaim Deed of the Town of Canaan dated _____, 1998 and recorded in the Canaan Land Records, and a portion of those lands and premises conveyed to Serge Lemay and Donna Lemay by Deed dated December 17, 1993, recorded in Book 39 at Page 49 of the Canaan Land Records.”

Reference may be had to the aforementioned deeds and the records thereof and to all prior deeds and their records for a further and more complete description of the land and premises hereby conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **Arthur Keyser and Jennifer Keyser, husband and wife, as tenants by the entirety**, and their heirs and assigns, to their own use and behoof forever;

And **2019 Castle LLC**, the said Grantor, for itself and its heirs, executors and administrators, does covenant with the said Grantees, **Arthur Keyser and Jennifer Keyser**, and their heirs 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 AND CLEAR FROM EVERY ENCUMBRANCE**;

AND GRANTOR HEREBY engages to **WARRANT AND DEFEND** the same against all lawful claims and demands of any person or persons whomsoever claiming by, through or under it but against no others.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 18 day of June, 2020.

2019 Castle LLC

By [Signature]
Victor Naar, Its Duly Authorized Agent

STATE OF NEW YORK
COUNTY OF WESTCHESTER, SS.

At White Plains this 18 day of June, 2020, personally appeared Victor Naar, Duly Authorized Agent of 2019 Castle LLC, and he/she acknowledged this instrument by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of 2019 Castle LLC.

SEAL

Before me [Signature]
Notary Public

RAQUEL HELENA DESOUZA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DE6380847
Qualified in Putnam County
My Commission Expires 09-17-2022

CANAAN TOWN CLERKS OFFICE
RECEIVED FOR RECORD
This 24 day of June, 2020
at 11 o'clock 32 and minutes A.M.
Attest: Diana Rancourt
Canaan Town Clerk asst
Recorded in Vol 67
Page 523 of Canaan
Land Records

Vermont Property Transfer Tax
325 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Received
Signed Diana Rancourt Clerk
Date June 24, 2020