

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That we, **DANIEL F. RILEY** and **JANIS L. RILEY**, husband and wife of the Town of Belmont in the County of Belknap and State of New Hampshire, **GRANTORS**, in the consideration of One Dollar and other valuable consideration paid to our full satisfaction by **JOHN E. PLUMER** of the City of Newburyport in the County of Essex and Commonwealth of Massachusetts, **GRANTEE**, by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said **GRANTEE, JOHN E. PLUMER** and his heirs and assigns forever, a certain piece of land in the Town of Canaan in the County of Essex and State of Vermont, described as follows, viz:

It being all and the whole of the same land and premises conveyed by Tax Collector's Deed dated May 22, 2007 and recorded in Book 54, Page 399 of the Town of Canaan Land Records from Glenna A. Gray, Tax Collector for the Town of Canaan, to Daniel F. Riley and Janis L. Riley in which said deed said land and premises are more particularly bounded and described as follows:

"It being all and the whole of the same land and premises conveyed by Warranty Deed dated April 9, 1960 and recorded in Book T, Page 69 of the Town of Canaan Land Records from Nelson A. Bunnell, Jr. and Elizabeth A. Bunnell to Richard H. Stanley, now deceased, and Rosina M. Stanley, now deceased, the said Richard H. Stanley having predeceased the said Rosina M. Stanley.

This conveyance is made pursuant to and in accordance with a tax sale held by me on the 11th day of May, 2006, a report of which was received for record on June 8, 2006 and is recorded in Book 53, Page 8 of the Town of Canaan Land Records."

There is also hereby conveyed the 1995 Redman New Moon manufactured home, Serial Number 12227731, 14' by 80', which said manufactured home is located upon the land hereby conveyed.

The land and premises hereby conveyed are known as 1569 Vermont Route 102 in said Town of Canaan.

This instrument shall also operate as a bill of sale and evidence the delivery of the refrigerator, stove, dishwasher, washer, dryer, water softener, brown sofa/bed, hutch, coffee table, oriental rug, curtains, living room sofa, kitchen table with six chairs, wooden closet, small desk and large air conditioning unit now located within said manufactured home, which said items of personal property are sold in "as is" condition without guarantee or warranty whatsoever except as to title.

Reference is hereby made to the above mentioned deeds, to the references and descriptions therein contained and to the Town of Canaan Land Records for 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 **GRANTEE, JOHN E. PLUMER** and his heirs and assigns, to his own use and behoof forever;

And we, the said **GRANTORS, DANIEL F. RILEY** and **JANIS L. RILEY**, for ourselves and our heirs, executors and administrators, do covenant with the said **GRANTEE, JOHN E. PLUMER** and his heirs and assigns, that until the ensealing of these presents we are the sole

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owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever,

IN WITNESS WHEREOF, we hereunto set our hands and seals this 27th day of October, A.D. 2015.

Daniel F. Riley
DANIEL F. RILEY

Janis L. Riley
JANIS L. RILEY

STATE OF VERMONT
CALEDONIA COUNTY SS. At the Town of St. Johnsbury this 27th day of October, A.D. 2015, DANIEL F. RILEY and JANIS L. RILEY personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before Me: *[Signature]*
Notary Public

CANAAN TOWN CLERKS OFFICE
RECEIVED FOR RECORD
This 29 day of Oct, 2015
at 11 o'clock 45 and minutes A M.
Attest: *Diana Rancourt*
Canaan Town Clerk *asst*

Vermont Property Transfer Tax
325 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Received
Signed: *Diana Rancourt* Clerk
Date: *Oct 29, 2015*

MAY & DAVIES
ATTORNEYS AT LAW
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