

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS That **OAK MANOR CORPORATION**, a Vermont Corporation with a place of business located in Brattleboro in the County of Windham and State of Vermont, Grantor, in the consideration of One Dollar and other valuable consideration paid to my full satisfaction by **MEGAN TALBOT** of Burlington in the County of Chittenden and State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **MEGAN TALBOT**, and her heirs and assigns forever, a certain piece of land in Brattleboro in the County of Windham and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Oak Manor Corporation by Warranty Deed of Bruce A. Bryant dated January 19, 1989, recorded in Volume 209, Page 641 of the Brattleboro Land Records, and being more particularly described as follows:

"Being all and the same lands and premises conveyed to Bruce A. Bryant by warranty deed of Margaret P. Coty and T. Hans Russell, Successor Trustee, dated 8 May 1984, recorded in Volume 178, Page 7 of the Brattleboro Land Records, and in said deed described as follows:

" 'Being all and the same lands and premises an undivided one-third interest in which was conveyed to Margaret F. Coty, a Grantor herein, by deed of Leah G. Young, Trustee dated March 17, 1965 and recorded in Book 109, Page 531 of the Land Records of Brattleboro, Vermont and an undivided two-thirds interest in which was conveyed to F. Elliott Barber, Jr. and Mary D. Folsom, Trustees under the aforesaid Trust Indenture by deed of Leah G. Young, Trustee dated March, 17, 1965 and recorded in Book 109, Page 532 of the Brattleboro Land Records, and being also all and the same lands and premises as were conveyed to the said Leah G. Young, Trustee by warranty deed of Hugh F. Folsom and Mary D. Folsom, husband and wife, and Margaret F. Coty, joined by her husband Daniel H. Coty dated March 17, 1965 and recorded at Book 109, Page 530 of the Brattleboro Land Records, in which latter deed said premises are described as follows:

" 'Lying and being on the Easterly side of Oak Street, so-called; and bounded and described as follows: Bounded Westerly on Said Oak Street about 82.5 feet; Northerly on land formerly of Mrs. Ella J. Starkey, now owned by Margaret R. Porter and Mary Bolton Porter about 161 feet, and on land formerly of Godfrey Crosby, now owned by Pliny W. Burrows and Lucy C. Burrows about 59.5 feet, Easterly on land formerly of Mrs. A. I. Miller, now owned by Pliny W. Burrows and Lucy C. Burrows about 82.5 feet, and Southerly on land formerly of Mrs. Emma C. Allen, now owned by Henry B. Allen and Marion Strowbridge, about 217 feet, together with Buildings thereon.

" 'The Grantor T. Hans Russell was appointed Successor Trustee under the aforesaid Trust Indenture by order of the Windham Superior Court in the matter of F. Elliot Barber, Jr. and Mary D. Folsom, individually and as Trustees vs. Margaret Folsom Coty et al, Docket No. S17-81 Wmc, said Order dated December 1, 1981 and duly recorded upon the Brattleboro Land Records [Book 168, Page 110].' "

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **MEGAN TALBOT**, and her heirs and assigns, to her own use and behoof forever; And I, the said Grantor, **OAK MANOR CORPORATION** for itself and its heirs, executors and administrators, do covenant with the said Grantee, **MEGAN TALBOT**, and her heirs and assigns, that until the ensealing of these presents it is the sole owner 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 aforesaid; And it hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

Dated this 31 day of May, 2023.

OAK MANOR CORPORATION

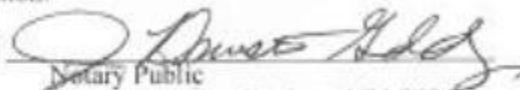


ROBERT REMY-POWERS, A DULY AUTHORIZED AGENT

STATE OF VERMONT)
COUNTY OF WINDHAM) SS.

At Brattleboro this 31st day of May 2023, **ROBERT REMY-POWERS, a duly authorized agent of OAK MANOR CORPORATION**, personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Oak Manor Corporation.

Before me



Notary Public

My Commission Expires: 1/31/2025

ACKNOWLEDGMENT

Ret. rec'd (conts/Act 250 disclo) Tax of
Doc: 00000805 Date: Jun 16 2023
Christina Howe Clerk

Jean Brewster Giddings
Notary Public
State of Vermont
Commission No. 0000535
Commission expires 1/31/2025

BRATTLEBORO VERMONT Town Clerk
Jun 16 2023 01:43P BK 491 PG 593
Christina Howe Clerk