

WARRANTY DEED

Know all Persons by These Presents that we,

MICHAEL S. FORMAN and LEMOINE R. FORMAN

of Montgomery, County of Franklin, and State of Vermont, Grantors, in the consideration of

-----ONE OR MORE DOLLARS-----
paid to our full satisfaction by

NSR BRIDGE, LLC

a Vermont Limited Liability Company with a principal place of business located at Montgomery, County of Franklin, and State of Vermont, Grantee, by these presents do we freely *Give, Grant, Sell, Convey and Confirm* unto the said Grantee

NSR BRIDGE, LLC

and their successors and assigns forever, a certain piece of land in the Town of **Montgomery**, County of **Franklin**, and State of **Vermont**, described as follows, viz:

Being all and the same land and premises conveyed to Raymond Wheeler and Theresa Wheeler by the warranty deed of Edward Frank and Ellen Yeager dated December 9, 1985 and of record in Book 40 at Pages 1-2 of the Montgomery Land Records; being a building known as The Inn on Trout River, outbuildings and land.

Any portion of the land and premises lying within any highway right of way is quit claimed only.

Being and meaning all and the same land and premises conveyed Michael S. Forman and Lemoine R. Forman by Warranty Deed of Raymond Wheeler and Theresa Wheeler dated October 30, 1989 and recorded in Book 43, Pages 147 of the Town of Montgomery Land Records.

The land and premises herein are subject to a certain reservations and rights-of-way as more fully set forth in a Warranty Deed from David R. Baker and Carinthia Inc. to James R. Howell and Nancy L. Howell dated July 11, 1974, recorded in Book 31, Page 415 of the Town of Montgomery Land Records.

Reference is made to the above-noted deed and its record and to all former deeds and their records for a more particular description of the land and premises being conveyed herein.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee

NSR BRIDGE, LLC

and their successors and assigns, to their own use and behoof forever.

And we, the said Grantors

MICHAEL S. FORMAN and LEMOINE R. FORMAN

for ourselves and our heirs, executors and administrators, do covenant with the said Grantee

NSR BRIDGE, LLC

and their 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, and that they are **Free from every encumbrance; except** easements and rights of way set forth herein and a certain Easements set out in a Warranty Deed dated June 22, 1959 to Hubert F. and Caroline W. Daberer from Robert B. and Lucy Murphy Recorded at Book 28A Page 24 and a Waterline Easement to the Town of Montgomery from James R. Howell and Nancy L. Howell dated April 12 1977 and Recorded at Book 14 Page 319 all in the Town of Montgomery Land Records ; ; and we do hereby engage to **Warrant and Defend** the same against all lawful claims whatever.

In Witness Whereof, we hereunto set our hands and seals this 15 day of May, A.D. 2012

In Presence of

[Signature]
(Witness)

[Signature]
Michael S. Forman
[Signature]
Lemoine R. Forman

State of Vermont,)
Franklin County) ss.

At Montgomery, this 15 day of May, A.D. 2012

MICHAEL S. FORMAN and LEMOINE R. FORMAN

personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, [Signature]
Notary Public

** provide the list of esaments and refrences from tile search and I will add them

2/10/15

MONTGOMERY TOWN CLERK OFFICE
RECEIVED FOR RECORD/DISCHARGE
May 16 A.D. 2012 at 10 o'clock 40 min. A.M.
and Recorded in Vol. 86 Page 549-550
of Montgomery Land Records
Attest [Signature] Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Received
Return No. 21-12
Signed [Signature] Clerk
Date 05/18/12