

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, **MADÉLINE T. BRESSETTE**, of Swanton, in the County of Franklin, and State of Vermont, Grantor, in consideration of TEN AND MORE DOLLARS paid to my full satisfaction by **DAVID A. BRESSETTE and JUNE M. CHARBONNEAU**, both of Swanton, in the County of Franklin, and State of Vermont, Grantees, by these presents, do freely Give, Grant, Sell, Convey and Confirm unto the said Grantees, **DAVID A. BRESSETTE and JUNE M. CHARBONNEAU**, as joint tenants with right of survivorship, and their heirs and assigns forever, a certain piece of land in the Town of Swanton, in the County of Franklin, and State of Vermont, described as follows, viz:

Being Lot No. 4 plus 20 ft. more off from the northerly side of Lot No. 5, on the corner of Pike Drive and Winters Court, as designated on a map drawn by John E. Buck, Surveyor, dated August 28, 1957 for Gordon A. Winters' Spring Street Subdivision, and bounded on the northerly by Pike Drive and westerly by Winters Court, the angle at the corner being 93°38', the frontage on Winters Court being 100 ft. and the depth on Pike Drive being 135 ft., together with all buildings located thereon.

Being all and the same land and premises conveyed to Madeline T. Bressette by Trustee's Deed of David A. Bressette, Trustee of the Winfield A. Bressette and Madeline T. Bressette Revocable Trust of even date to be recorded prior to the recording of this deed. Reference is further made to the following deeds: (a) Warranty Deed of Winfield A. Bressette and Madeline T. Bressette to David A. Bressette, Trustee of the Winfield A. Bressette and Madeline T. Bressette Revocable Trust dated November 2, 1998, and recorded in Volume 152, Pages 196-197 of the Swanton Land Records; and (b) Warranty Deed of Gordon A. Winters to Winfield A. Bressette and Madeline B. Bressette dated October 27, 1960, and recorded in Book 74, Page 322 of the Swanton Land Records.

To which deed and to the deeds, records and references therein contained, refer in further aid of this description.

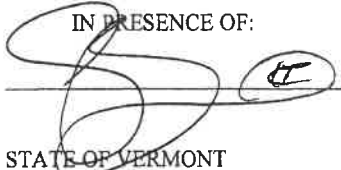
The Grantor herein, Madeline T. Bressette, reserves unto herself the right to the use, occupancy and enjoyment of the land and premises described above, for and during her natural life, intending to reserve a life estate in the said premises. The Grantor further reserves for her lifetime, the right to sell, mortgage, gift or otherwise convey the subject property in fee simple absolute or in any lesser fee, during her natural life, by her sole deed, free and clear of all claims of others, including the remainder interest of the Grantees herein, without the joinder of said remaindermen, and to use the receipts therefrom, if any, for the Grantor's sole benefit. The Grantees herein, by accepting and recording this deed, acknowledge the aforementioned terms and conditions.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **DAVID A. BRESSETTE and JUNE M. CHARBONNEAU**, as joint tenants with right of survivorship, and their heirs and assigns, to their own use and behoof forever; And, I, the said Grantor, **MADÉLINE T. BRESSETTE**, for myself and my heirs, executors and administrators, do covenant with the said Grantees, **DAVID A. BRESSETTE and JUNE M. CHARBONNEAU**, and their heirs and assigns, that until the ensembling of these presents I am 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 aforesaid, and except for the life estate and reserved

power of sale during my lifetime as set forth above, and except for existing easements, restrictions, and rights of way of record, provided this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Title Act, Subchapter 7, Title 27, V.S.A.; and I do hereby engage to Warrant and Defend the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 8<sup>th</sup> day of March, 2010.

IN PRESENCE OF:

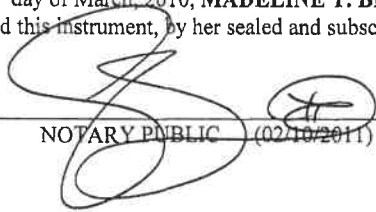


Madeline T. Bressette L.S.  
Madeline T. Bressette

STATE OF VERMONT  
FRANKLIN COUNTY, SS.

At Swanton in said County, this 8<sup>th</sup> day of March, 2010, **MADELINE T. BRESSETTE** personally appeared and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me,

  
NOTARY PUBLIC (02/10/2011)

RECEIVED & RECORDED  
Date March 31, 2010 9:30AM  
Book 1874 Page 271-272  
LAND RECORDS  
Jane M. Simulard  
Town Clerk Swanton, VT.

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
-ACKNOWLEDGEMENT-  
RETURN REC'D-TAX PAID-BOARD OF HEALTH CERT. REC'D  
VT. LAND USE & DEVELOPMENT PLANS ACT. CERT. REC'D.  
Return # 10-48  
Signed Jane M. Simulard Clerk Ass't  
Date March 31, 2010