WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, **NANCY G. LEWIS**, of Woodstock, County of Windsor and State of Vermont, Grantor, in the consideration of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATION** paid to my full satisfaction by **NANCY G. LEWIS, TRUSTEE OF THE "AMENDED AND RESTATED REVOCABLE LIVING TRUST AGREEMENT OF NANCY G. LEWIS, U.T.A. MARCH 30, 2007**, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said **NANCY G. LEWIS, Trustee**, as aforesaid, and her successors and assigns forever, a certain piece of land in Woodstock, in the County of Windsor, and State of Vermont, described as follows, viz:

Being the present homestead premises of the Grantor, NANCY G. LEWIS, and her late husband, ROBERT F. LEWIS, JR., located at 232 Town Farm Road in South Woodstock, Vermont.

Said lands and premises being hereby conveyed, are identified in the Woodstock Tax Records as bearing SPAN NO.: 786-250-10972 and TAX ID. NO.: 32.02.19, and said to consist of 10.11 acres, more or less, with improvements thereon.

This property is more accurately described as Parcel No. 1 on a certain Survey entitled "Division of lands of Robert F. Lewis and Nancy G. Lewis", drawn by Michael Engineering Company, and dated December 5, 1986, and recorded in Map Slide No. 59 as of January 12, 1987. As noted on said Survey the subject lands and premises being conveyed also include a driveway right-of-way over and across the parcel shown on said Survey as "Parcel No. 2", which right of way leads to the old Town Farm Road which has access onto Route 106.

This property is SUBJECT TO any and all road rights of way agreements, land use permits, utility line easements, water rights and public highway rights of way of record, if any, or permits which pertain to and affect the subject lands and premises.

Also included in this conveyance is any and all household furniture, fixtures, contents, works of art and personalty of all types owned by the Grantor, which she is hereby conveying to herself as Trustee of the aforesaid Trust Agreement.

The above described parcel is a portion only of the same lands and premises conveyed to Robert F. Lewis, Jr. And Nancy G. Lewis by deed from Robert F. Lewis and Mildred J. Lewis, dated August 29, 1956 and recorded in Book 53 at Page 597 of the Woodstock Land records.

Law Offices of
WRIGHT & REEVES, PLC
Sunset Farm Offices•1A
21710 Maxham Meadow Way
Woodstock, VT 05091

TRUSTEE'S CERTIFICATION: As to this property, the Trustee has the clear and express power to sell, lease, mortgage or otherwise encumber the same, all as set forth in Article Sixth, Subparagraph (15)(e)-(g). Furthermore, any person dealing with the property need not inquire any further as to the powers of the Trustee as those are set forth in the Trust and a certification under oath made by a Trustee pursuant to 14A VSA §1013 (a) that the Trust does exist and is still in effect and has not been revoked or amended as to the authorizing provisions, and that the said person or persons are still acting as Trustees shall be sufficient for any persons and/or institutions dealing with the Trustee or Trustees in said capacity. Furthermore, if any changes to the Trust powers or in the position of the Trustees are made, then the amendment of said powers of Trustees shall be recorded in the applicable land records.

It is noted that the said Robert F. Lewis, Jr. died on November 12, 2014.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **NANCY G. LEWIS, Trustee** as aforesaid, and her successors and assigns, to their own use and behoof forever; And, I, the said Grantor, **NANCY G. LEWIS**, for myself and my heirs, executors and administrators, do covenant with the said Grantee, **NANCY G. LEWIS, Trustee** as aforesaid, and her successors and assigns, that until the ensealing of these presents, I am 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 I 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 4th day of March, 2015.

Nancy G. Lewis
NANCY G. LEWIS

STATE OF VERMONT
COUNTY OF WINDSOR, SS.

At Woodstock, this 4th day of March, 2015, personally appeared **NANCY G. LEWIS**, and she acknowledged the foregoing instrument, by herself sealed and subscribed, to be her free act and deed.

Before me, Thomas P. Reeves
Notary Public
My Commission Expires: 02/10/2019

WOODSTOCK, VT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
March 4 A.D. 20 15
at 2 o'clock 29 minutes P M
and recorded in Book 249 Page 378-379
Attest: F.C. Degenes III Asst. Town Clerk

Vermont Property Transfer 32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
Return Received
Signed F.C. Degenes III Asst. Clerk
Date March 4, 2015

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