

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that GEORGE A. DACEY and ELIZABETH J. DACEY, husband and wife, of Shelburne in the County of Chittenden and State of Grantors, in the consideration of TEN AND MORE DOLLARS paid to our full satisfaction by STEPHEN J. PINTAURO and SALLIE W. PINTAURO, husband and wife, of Richmond in the County of Chittenden and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, STEPHEN J. PINTAURO and SALLIE W. PINTAURO, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in Shelburne in the County of Chittenden and State of Vermont, described as follows, viz:

Being all of a parcel of land comprising 10.1 acres, more or less, designated as "Lot 2" on a Plan entitled "Minor Subdivision by Dacey Property, Shelburne, Vermont" by Civil Engineering Associates, Inc. of record in ~~Plat Book~~ ~~ACK 46~~, Page _____ of the Shelburne Land Records together with a right of way having a uniform width of 60 feet as being shown on said Plan as running along the westerly side of Lot 1 from Pond Road to Lot 2 as shown on said Plan.

Being a portion of land and premises conveyed to George A. Dacey and Elizabeth J. Dacey by Warranty Deed of Irwin Wallman and Flora R. Wallman dated January 19, 1982 and of record in Volume 74, Pages 45-47 of the Land Records of the Town of Shelburne.

No land gains tax is being paid at the time of this conveyance based upon certifications by the Grantees to the Vermont Department of Taxes. In accordance with 32 V.S.A. Section 10002, there is a lien running with the land equal to the amount of land gains tax exempted by said section, until such time as all conditions of said section have been met. Grantees are liable for any land gains tax which may become due as a result of their failure to comply with said section and they shall hold grantors harmless against any such land gains tax. The land is subject to the terms of Land Use Permit No. EC-4-1046 which is recorded in said Land Records and Grantees herein agree to improve the Grantors present septic system in whatever manner necessary to satisfy Vermont Environmental Regulations, including any design and engineering costs.

Reference is made to said deed, plan and to their records and to the deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, STEPHEN J. PINTAURO and SALLIE W. PINTAURO, husband and wife, as tenants by the entirety, their heirs and assigns, to their own use and behoof forever; and we the said Grantors, GEORGE A. DACEY and ELIZABETH J. DACEY, do for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, their heirs 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, that they are FREE FROM EVERY ENCUMBRANCE; except as above stated and except current real estate

taxes, municipal assessments and condominium charges, if applicable, on the herein conveyed real estate which shall be prorated as of the date of this deed or the delivery hereof, whichever shall occur later, and the Grantees herein shall be liable for same thereafter; and we do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as above stated.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 23rd day of DECEMBER, 1986.

IN THE PRESENCE OF

Allen F. Gier

Donald B. Maddock

George A. Dacey L.S.
George A. Dacey, by Elizabeth
J. Dacey, by Power of Attorney
dated July 11, 1986
Elizabeth J. Dacey L.S.
Elizabeth J. Dacey

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Burlington, this 23rd day of DECEMBER 1986, personally appeared ELIZABETH J. DACEY, personally and as Power of Attorney for GEORGE A. DACEY, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me,

Allen F. Gier
Notary Public

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 No. 0 A 760 782
Signed Sandra J. Fishell, Clerk
Date December 24, 1986

DAVIS, INC.,
YS AT LAW
IN. VT 05402

Shelburne Town Clerk's Office
I hereby certify that this is a true
copy December 24, 1986
attest; Sandra J. Fishell
Asst. Town Clerk

Received at 8:35 o'clock A.M.