

\*60 2017 00004178\*



Instr: 00004178 BK: 1365 PG: 88 89

WARRANTY DEED

058-3-042-000

KNOW ALL PERSONS BY THESE PRESENTS THAT I, LAURENT BOIX-VIVES, of Grenoble, in the Country of France, Grantor, in consideration of -----TEN AND MORE----- Dollars paid to my full satisfaction by LAURENT BOIX-VIVES and JANINE LAURENT BOIX-VIVES of Grenoble, in the County of France, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, LAURENT BOIX-VIVES and JANINE LAURENT BOIX-VIVES, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the City of Burlington, in the County of Chittenden, and State of Vermont, described as follows, viz:

Being all and the same land and premises, together with improvements thereon and appurtenances thereto conveyed to Laurent Boix-Vives by Warranty Deed of John H. McDonald and Patricia D. McDonald dated April 4, 1975, and of record in Book 227, Pages 702-705 of the City of Burlington Land Records.

In addition, being all and the same land and premises conveyed to Laurent Boix-Vives by Quit Claim Deed of David J. Sylvester and Pietra P. Sylvester dated January 30, 2006, and of record in Book 950, Pages 432-433 of the City of Burlington Land Records, and subject to the conditions therein set forth.

Being four (4) contiguous and adjacent parcels of land with dwelling house and other structures thereon, the dwelling house known and designated as 41 South Street, Burlington, Vermont.

Reference is hereby made to the following instruments in further aid of the description herein:

- A. Quit Claim Deed of Laurent Boix-Vives to Linda Gibson dated October 25, 2002 and of record in Book 779, Pages 82-83 of the City of Burlington Land Records;
- B. Quit Claim Deed of Linda Gibson to Laurent Boix-Vives dated December 17, 2002 and of record in Book 779, Pages 84-85 of the aforesaid land records.

Meaning and intending to convey hereby all property owned by the Grantor herein located at 41 South Street, Burlington, Vermont.

JOSEPH D. FALLON  
ATTORNEY AT LAW  
P. O. BOX 257  
10729 ROUTE 116  
HINESBURG, VT 05461  
(802) 482-2137



Vermont Property Transfer Tax

32 V.S.A., Chap. 231

-ACKNOWLEDGEMENT-

Received for Record at City of Burlington, VT  
On Oct 18, 2017 at 01:38P  
Beth Anderson, Interim CAO

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, 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, LAURENT BOIX-VIVES and JANINE LAURENT BOIX-VIVES, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and I, the said Grantor, LAURENT BOIX-VIVES, for myself and my heirs, executors and administrators, do covenant with the said Grantees, LAURENT BOIX-VIVES and JANINE LAURENT BOIX-VIVES, and their heirs and assigns, that until the ensembling 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 except for easements and rights-of-way of record, if any, 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 2nd day of OCTOBER, 2017.

*L. Boix-Vives*

LAURENT BOIX-VIVES

COUNTRY OF FRANCE  
REPUBLIC OF FRANCE CITY OF LYON  
CONSULATE OF THE UNITED STATES OF AMERICA

Before me, the undersigned authority, a Notary (Title of Foreign Service Officer) of the United States of America, duly commissioned and qualified, on this day personally appeared LAURENT BOIX-VIVES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand this 2nd day of October, 2017.

*Marie MARCHAIS SIMON*

Notaire  
Title or Capacity of Officer

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2

