

## WARRANTY DEED

**KNOW ALL PERSONS BY THESE PRESENTS THAT I, MARGARET GAYLE GOODWIN**, of the Town of Williston, County of Chittenden and State of Vermont, GRANTOR, in consideration of ten dollars and other good and valuable consideration paid to my full satisfaction by **SCOTT A. GOODWIN**, of the City of Burlington, County of Chittenden and State of Vermont, GRANTEE, by these presents do freely **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said Grantee, **SCOTT A. GOODWIN**, and his heirs and assigns, forever, a certain parcel of land situated in the City of Burlington, County of Chittenden and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Scott A. Goodwin and Margaret Gayle Goodwin by Warranty Deed of Suzanne Bette and Sarah Sears dated May 2, 2016 and recorded in Volume 1305, Pages 633-634 of the Burlington Land Records, more particularly described as follows:

A lot of land on the northerly side of North Street with all buildings thereon, the dwelling house thereon being known and designated as No. 410 North Street. Said land has a frontage on said street of 27.44 feet, more or less, an easterly line, in two segments, of 328 feet, more or less and a rear or northerly line of 33.2 feet, more or less and a westerly line of 327.9 feet, more or less.

This conveyance also includes a right of way for pedestrians and vehicles over a strip of land ten feet in width adjacent to the easterly line of the above bounded property and extending northerly from the northerly line of North Street for a distance of 95 feet.

Reference is hereby made to the above mentioned instruments, the records thereof and the references therein contained in further aid of this description.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **SCOTT A. GOODWIN**, and his heirs and assigns, to their own use and behoof forever;

And I the said Grantor, for myself and my heirs, executors and administrators, do covenant with the said Grantee, and his 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.

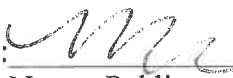
And I hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever, except as aforesaid.

**IN WITNESS WHEREOF**, I hereunto set my hand and seal this 13<sup>th</sup> day of June 2019.

  
MARGARET GAYLE GOODWIN

STATE OF VERMONT  
CHITTENDEN COUNTY, SS.

At South Burlington, Vermont this 13<sup>th</sup> day of June 2019, **MARGARET GAYLE GOODWIN** personally appeared, and acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me:   
Notary Public  
Commission Expires: January 31, 2021  
Commission No. 0010578

Marcy Brigham  
Notary Public  
State of Vermont  
Comm. Expires 1/31/2021  
Commission #: 0010578