

040-2-070-000

60 2018 00006980



Inst: 00006980 BK: 1391 PG: 220 - 222

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS, that **Kevin P. Bannister** of Burlington, in the County of Chittenden and State of Vermont, Grantor, in the consideration of ONE AND MORE DOLLARS paid to Grantor's full satisfaction by **21Bright LLC**, a Vermont limited liability company with a principal place of business in Burlington, in the County of Chittenden and State of Vermont, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee **21Bright LLC**, and its successors and assigns forever, a certain piece of land in Burlington, in the County of Chittenden and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Kevin P. Bannister by Warranty Deed of Odeley T. Ross and Margaret B. Ross dated November 30, 1999 and recorded in Volume 638 at Page 653 of the City of Burlington Land Records.

Being all and the same land and premises conveyed to Odeley T. and Margaret B. Ross by Warranty Deed of Ellia Younes dated April 25, 1980 and recorded in Volume 269 at Page 40 of the City of Burlington Land Records and is further described therein as follows:

“Being two parcels of property described as follows:

A certain lot of land located on the northwesterly corner of the intersection of Archibald and Bright Street in said Burlington with garage building thereon known and designated as 134 Archibald Street. The lot of land hereby conveyed has a frontage on Archibald Street of forty (40) feet, more or less, and a frontage on Bright Street of one hundred forty-eight feet (148), more or less. Said premises are parcel No. 1 described in a certain Warranty Deed from Henry and Ruth Rock to A.C. Hewey dated October 25, 1945 and recorded in Vol. 124, Page 243 of the Land Records of the City of Burlington and are part of the land and premises described in paragraph one (1) in a Quit-Claim Deed from Grace F. Sansoucy to Aldis C. and Mildred E. Hewey dated March 11, 1946 and recorded in Vol. 114, Page 576 of said Land Records.

and

Beginning at the northeast corner of the property now or formerly owned by Kenneth G. and Ilene D. Sears, said point being 148 feet more or less from the North line of Archibald Street, and running in a southerly direction to a distance

of 43 feet more or less in and along the easterly boundary of the lands now or formerly owned by the said Sears, to a point or place marked by an iron pipe driven in the ground; thence, deflecting to the right and continuing in a westerly direction 90 feet more or less to a point or place in the westerly boundary of the land now or formerly owned by the said Sears to a point or place marked by an iron pipe driven in the ground; thence deflecting to the right and continuing 43 feet more or less in and along the westerly boundary of the land now or formerly owned by the said Sears thence deflecting to the right and continuing 90 feet more or less to the point or place of beginning.

The first said parcel being all and the same received by the Grantor herein (and Michael Younes who is deceased) by Warranty Deed of Aldis C. and Mildred E. Hewey dated September 12, 1947, of record in Book 129, Page 144, Land Records, City of Burlington.

The second said parcel being all and the same received by the Grantor herein (and Michael Younes who is deceased) by Warranty Deed of Kenneth G. and Ilene D. Sears, dated June 28, 1951, of record in Book 138, Page 247, Land Records, City of Burlington.”

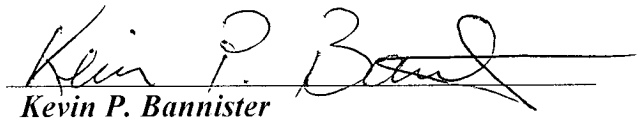
Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **21Bright LLC**, and its successors and assigns, to their own use and behoof forever;

And, the said Grantor, **Kevin P. Bannister** for himself and his heirs, executors and administrators, does covenant with the said Grantee, **21Bright LLC**, its successors and assigns, that until the ensembling of these presents, Grantor is sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; except as above stated.

And the said Grantor, hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

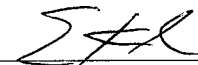
IN WITNESS WHEREOF, I hereunto set my hand this 12th day of April, 2018.


Kevin P. Bannister

STATE OF VERMONT

CHITTENDEN COUNTY, SS

At Berlyne this 12th day of April, 2018, personally appeared **Kevin P. Bannister** and he acknowledged this instrument, by him subscribed, to be his free act and deed.

Before me 
Notary Public E. Kauder
Commission Expires: 2/10/2019

719003.1

Received for Record at City of Burlington, VT
On Apr 19, 2018 at 12:32P
Bath Anderson, Interim CAO

Vermont Property Transfer Tax
32 V.S.A. Chap 231
-ACKNOWLEDGEMENT-
Return Received This Even Date