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VERMONT WARRANTY DEED

Know All Persons By These Presents, That, Briggs Real Estate, LLC, with a place of business in Whitingham, Vermont, Grantor, in consideration of One Dollar and other valuable consideration paid to its full satisfaction by JG Building, LLC, with a place of business in Jacksonville, Vermont, Grantee, by these presents, do freely **Give, Grant, Sell, Convey And Confirm** unto the said Grantee, JG Building, LLC, and its successors and assigns forever, certain land and premises in Whitingham, in the County of Windham and State of Vermont, described as follows, viz:

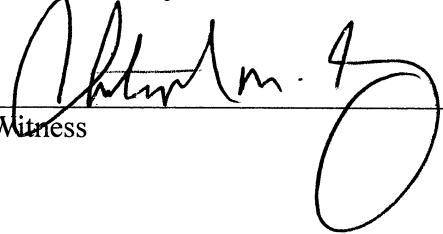
Being all and the same land and premises conveyed to the Grantor herein, Briggs Real Estate, LLC, by Quitclaim Deed of David R. Briggs and Terry A. Briggs, dated December 4, 2002, and recorded in Book 117, Page 253 of the Whitingham Land Records, and in which the subject premises are more particularly described as follows:
See Schedule "A" attached hereto.

To Have And To Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, JG Building, LLC, and its successors and assigns, to its own use and behoof forever; and the said Grantor, Briggs Real Estate, LLC, for itself and its successors and assigns does covenant with the said Grantee, JG Building, LLC, and its successors and assigns, that until the ensealing of these presents Briggs Real Estate, LLC, is the 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 aforesaid; and does hereby engages to **Warrant And Defend** the same against all lawful claims whatever, except as aforesaid.

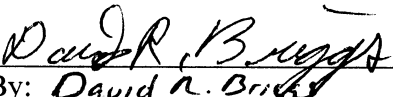
In Witness Whereof, I, hereunto set my hand and seal this 24th day of May 2022.

In Presence Of:

Briggs Real Estate, LLC

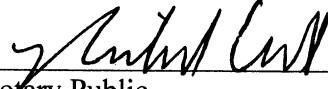


Witness


By: David R. Briggs, its
duly authorized agent

**STATE OF VERMONT
WINDHAM COUNTY, SS.**

At Whitingham, Vermont, this 24th day of May 2022, David Briggs, duly authorized agent for Briggs Real Estate, LLC, personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Briggs Real Estate, LLC

Before me, 

Notary Public

Richard Carroll
Notary Public State of Vermont
Commission Expires: 1/31/2023
Commission #: 0007548

Vol. 162
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Being all and the same lands and premises as conveyed through deed of Raymond J. Obuchowski, Esq., as trustee of the bankruptcy estate of Peter Shoffstall and Mary Ann Shoffstall (United States Bankruptcy Court, District of Vermont, Case No. 92-10625, in re: Shoffstall, Peter & Mary Ann, Debtors) dated 21 April 1993, recorded 23 April 1993, appearing in Whitingham Land Records Book 90 at Page 171, and therein described as follows:

"Being a portion of the land and premises conveyed to Peter Shoffstall and Mary Ann [sic] Shoffstall, husband and wife, by Trustee's Deed of Raymond J. Obuchowski, Esq., Trustee of the Bankruptcy Estate of E. J. Roberts & Son, Inc., dated May 24, 1989 and filed for record on May 31, 1989 in Book 81 Page 357 of the Town of Whitingham Land records and being more particularly described as follows:

(1) Being all and the same premises conveyed to E. J. Roberts & Son, Inc. by Quitclaim Deed of Raymond S. Roberts, dated March 10, 1961, filed for record in Book 46, Page 473, of the Town of Whitingham Land Records;

(2) Being all and the same premises conveyed to E. J. Roberts & Son, Inc., by Warranty Deed from Raymond S. Roberts, dated December 30, 1971, as recorded in Book 58, Page 17, of the Land Records of the Town of Whitingham, excepting therefrom parcels #2 and #3, which were conveyed out by E. J. Roberts & Son, Inc. to Glen A. Brown and Francine B. Brown by deed dated January 8, 1981, Book 67, Page 104;

(3) Being all and the same premises conveyed by Quitclaim Deed from Raymond S. Roberts, dated November 8, 1974, filed for record in Book 59, Page 279, of the Town of Whitingham Land Records.

"Subject to an easement conveyed to the Town of Whitingham by easement deed of E. J. Roberts & Son, Inc., dated February 8, 1982, and recorded at Book 68, Page 105, of the Whitingham Land Records.

"The herein conveyance is made pursuant to an Order of the United States Bankruptcy Court for the District of Vermont dated March 11, 1993 to be filed in the Town of Whitingham Land Records. Said Order authorizes the sale of the above described property free and clear of liens.

"Reference may be had to the above referenced deeds and records in aid of this description."

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
RETURNS RECEIVED
Return No. 2022-050
Signed [Signature] Clerk
Date May 26, 2022

WHITINGHAM, VERMONT
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD

This 26 day of MAY A.D. 2022 at
09 o'clock 40 minutes A.M. and
Recorded in Vol. 162 at Page 57
of LAND RECORDS

Attest

[Signature]
Town Clerk