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April 21, 2015

John J. McDonald  
Box 162  
Burlington, VT 05402

**RE: DRAFT OF DEED FROM ELEANOR F. MCDONALD TO JOHN J.  
MCDONALD AND ELEANOR F. MCDONALD AS JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP**

Dear John:

I enclose a proposed draft of the deed you instructed me to prepare to create a joint tenancy for the property at 4 Vine Street in Burlington, Vermont, with you and your mother to be joint tenants with right of survivorship. A draft-only transfer tax return is also included.

There are a couple of points to note:

1. You told me when we met in February that your father died in October, 2014 at age 91. If he died in Burlington (and maybe even if he did not, since he was a resident of Burlington), his death certificate should be recorded in the Land Records for the City of Burlington, Vermont. If it is not of record, then it will have to be recorded in the City in order to prove the entitlement of your mother to make this conveyance in her name alone;

2. The 1976 deed into your mother and father recites that the property was conveyed subject to their continuing to make payments on a then-outstanding mortgage. Since I have not searched title, I have no idea whether that mortgage was paid and properly discharged, or whether there may be any other lien on the property at this time. I presume you have that information under your control.

ATTACHMENT 23  
PG 1

John J. McDonald  
Page Two  
April 21, 2015

If all is in order, just let me know what the plans are for the date on which your mother will sign the deed. If you plan to come here (which is not strictly necessary), then of course I will be happy to accommodate your timely needs. If she signs it elsewhere, you will not be able to record it without a final transfer tax return being prepared and presented to the Town Clerk for recording along with the deed. Once I know the date of conveyance, I can complete a final version of the return.

Please let me know if you have any questions.

Very truly yours,

C. Robert Manby, Jr.

CRM, JR/jrc  
Enc.

ATTACHMENT 23  
PG 2

COPY

VERMONT QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, Eleanor F. McDonald, of Burlington, County of Chittenden and State of Vermont, GRANTOR, in consideration of One Dollar and other good and valuable consideration, paid to my full satisfaction by Eleanor F. McDonald and John J. McDonald, both of Burlington, County of Chittenden and State of Vermont, GRANTEES have REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said Eleanor F. McDonald and John J. McDonald as joint tenants with right of survivorship and their heirs and assigns, all right and title which I the said Grantor, Eleanor F. McDonald or my heirs have in and to 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 as were conveyed to Eleanor F. McDonald and John L. McDonald (since deceased), husband and wife, by Warranty Deed of Charles Russell Stepney and Mae Helen Castel Stepney, which deed is dated May 17, 1976 and was recorded in the Land Records for the City of Burlington, Vermont on May 17, 1976 in Book 235, Page 653, with reference to which deed the premises may be more particularly described as follows:

"A lot of land with all buildings thereon situated on the north side of Shore Road and on the east side of Vine Road, a frontage of 75.16 feet on Vine Street, a north line of 110 feet, and an east line of 92.25 feet. Being Lot No. 228 as shown on a Plan of Section "H" of Crescent Woods Development recorded in Volume 148, Page 191 of the City of Burlington Land Records. The building on this lot is known and designated as No. 4 Vine Street.

This land and premises are subject to certain residential and protective covenants of record in Volume 148 at Page 86 of the said Burlington Land Records.

Being all and the same land and premises conveyed to the within Grantors by Warranty Deed of Albert E. and Jean A. Trepanier, dated February 18, 1972 of record in Volume 210 at Page 157 of said land records.

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

John L. McDonald deceased October, 2014.

TO HAVE AND TO HOLD all my right and title in and to said quit claimed premises, with the appurtenances thereof, to the said Eleanor F. McDonald and John J. McDonald as joint tenants with right of survivorship and their heirs and assigns forever.

AND FURTHERMORE I the said GRANTOR, Eleanor F. McDonald, do for myself and my heirs, executors and administrators, covenant with said GRANTEES, Eleanor F. McDonald and John J. McDonald as joint tenants with right of survivorship and their heirs and assigns, that from and after the ensembling of these presents, I the said GRANTOR, Eleanor F. McDonald, will have and claim no right, in, or to the said quit-claimed premises except to the extent set forth herein.

IN WITNESS WHEREOF I have set my hand and seal this \_\_\_ day of \_\_\_\_\_, A.D. 2015.

\_\_\_\_\_  
Eleanor F. McDonald

STATE OF VERMONT  
CHITTENDEN COUNTY, SS.

At \_\_\_\_\_ in said county and state on this \_\_\_ day  
City or Town  
of \_\_\_\_\_, 2015 personally appeared Eleanor F. McDonald and she acknowledged the foregoing instrument, by her sealed and subscribed, to have been executed as her free act and deed.

\_\_\_\_\_  
Notary Public  
My Comm. Exp. 2/10/19

ATTACHMENT 24