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BK 1298 PG 749

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 Mac 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 25th day of June, A.D. 2015.

Eleanor F. McDonald
Eleanor F. McDonald

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Burlington in said county and state on this 25th day
City of Town

of June, 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.

Vermont Property Transfer Tax
37 V.S.A. Chapter 114
-ACKNOWLEDGEMENT-
Return Received This Day Date

[Signature]
Notary Public

Received for Record at City of Burlington, VT
on 01/29/2016 At 4:32:32 pm

My Comm. Exp. 2/10/19

Robert Ruster

ATTACHMENT 32