

VERMONT QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT We, Eleanor F. McDonald and John J. McDonald, both of Burlington, County of Chittenden and State of Vermont, GRANTORS, in consideration of One Dollar and other good and valuable consideration, paid to our full satisfaction by John J. McDonald, of Burlington, County of Chittenden and State of Vermont, GRANTEE have REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said John J. McDonald and his heirs and assigns, all right and title which we the said Grantors, Eleanor F. McDonald and John J. McDonald or our 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 Stappney 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 also had to a Quit Claim Deed from Eleanor F. McDonald to Eleanor F. McDonald and John J. McDonald as joint Tenants with right of survivorship, dated June 25, 2015, which deed is not yet recorded in the Land Records for the City of Burlington, Vermont.

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

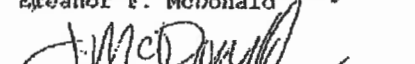
John L. McDonald deceased October, 2014.

TO HAVE AND TO HOLD all my right and title in and to said quit claimed premises, with the appurtenances thereof, to the said John J. McDonald and his heirs and assigns forever.

AND FURTHERMORE we the said GRANTORS, Eleanor F. McDonald and John J. McDonald, do for ourselves and our heirs, executors and administrators, covenant with said GRANTEE, John J. McDonald and his heirs and assigns, that from and after the sealing of these presents, we the said GRANTORS Eleanor F. McDonald and John J. McDonald, will have and claim no right, in, or to the said quit-claimed premises except to the extent set forth herein.

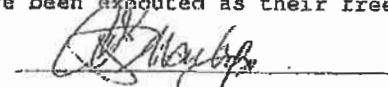
IN WITNESS WHEREOF we have set our hands and seals this 29<sup>th</sup> day of September, A.D. 2015.

  
Eleanor F. McDonald

  
John J. McDonald

STATE OF VERMONT  
WINDSOR COUNTY, SS.

At Hartford in said county and state on this 29<sup>th</sup> day September, 2015 personally appeared Eleanor F. McDonald and John J. McDonald and they acknowledged the foregoing instrument, by them sealed and subscribed, to have been executed as their free act and deed.

  
Notary Public

My Commission Expires: 2/10/19

ATTACHMENT 37