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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That We, JAMES R. DRYNAN and K.C. MANERO DRYNAN, husband and wife, of Hallandale, in the County of Broward and State of Florida, Grantors, in the consideration of One Dollar and other good and valuable consideration, paid to our full satisfaction by ROBERT A. JEFFE and ELIZABETH JEFFE, husband and wife, both of Greenwich, County of Fairfield and State of Connecticut, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, ROBERT A. JEFFE and ELIZABETH JEFFE, husband and wife, and their heirs and assigns forever, a certain piece of land in Hartford, County of Windsor and State of Vermont, described as follows:

Being all and the same lands and premises conveyed to the GRANTORS by Warranty Deed of Lisette E. Lee, Trustee under Trust Agreement dated June 26, 1981 which Deed is dated January 3, 1983 and recorded January 12, 1983 in Book 98, Pages 45-46 of the Hartford Land Records, which lands and premises are supposed to contain two hundred (200) acres, by approximation, be the same, more or less. Also meaning to convey hereby that portion of the property which was conveyed by the above named Grantors to the above named Grantors by deed dated December 28, 1983, and recorded in Book 102, Pages 53-54 of the Hartford Land Records, creating a separate 11.6 acre parcel of land, as described in said deed:

"The purpose of this conveyance is to create in the Grantors and the Grantees a property identified as a separate lot for the purpose of conforming to the Hartford Zoning Regulations."

Also conveying herewith the benefit of the restrictive covenants contained in the deed of Lisette E. Lee to Michael Rapuano and Catherine P. Rapuano dated May 20, 1971, and recorded in Book 65, Pages 295-297. There is specifically excepted herefrom that restrictive covenant in the deed of Lisette E. Lee to Michael Rapuano and Catherine P. Rapuano referred to above, which limits the Rapuanos' rights to subdivide to four specific parcels, which covenant was released by the above named Grantors in a deed to Greg E. Fairbrothers and Catherine W. Fairbrothers, and Robert A. Danziger, by deed dated December 12, 1985, and recorded in Book 112, Pages 627-628 of the Hartford Land Records.

Reference may be had to the above mentioned deeds and records, and the deeds and records therein referred to for a more complete and particular description of said premises.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, ROBERT A. JEFFE and ELIZABETH JEFFE, husband and wife, tenants by the entirety and their, heirs and assigns, to their own use and behoof forever;

And we, the said Grantors, JAMES R. DRYNAN and K.C. MANERO DRYNAN, husband and wife, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, ROBERT A. JEFFE and ELIZABETH JEFFE, husband and wife and their, heirs and assigns, that until the ensembling of these presents, that we are the sole owners of

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the premises, and have good right and title to convey the same in manner aforesaid; that they are FREE FROM EVERY ENCUMBRANCE, except as above-noted; and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as above-noted.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 13<sup>th</sup> day of February, 1987.

IN PRESENCE OF:

Jol Caudin  
(As to Both)

Arthur Abbott  
(As to Both)

James R. Drynan  
JAMES R. DRYNAN  
K.C. Manero Drynan  
BY: James R. Drynan POA  
K.C. MANERO DRYNAN  
BY: JAMES R. DRYNAN, P.O.A.

STATE OF VERMONT  
COUNTY OF WINDSOR, SS.

At WHITE RIVER JUNCTION, in said County, this 13<sup>th</sup> day of February, 1987 before me personally appeared the above-named JAMES R. DRYNAN AND K.C. MANERO DRYNAN, husband and wife, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me,

Jol Caudin  
Notary Public

My Commission Expires: 2-10-91

Vermont Property Transfer Tax 32 V.S.A. Chap. 231

**ACKNOWLEDGEMENT**

Return Rec'd - Tax Paid Board of Health Cert Rec'd -  
Vt. Land Use & Development Plans Act Cert Rec'd.

Return No. 191044  
Signed Mary C. Hill, Clerk  
Date Feb 13, 1987

Hartford Town Clerk's Office February 13, 1987 at 1:25 P.M. received the instrument of which the foregoing is a true record.

Attest: Mary C. Hill Asst. Town Clerk

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# Know all Men by these Presents

That

I, CATHERINE P. RAPUANO

of Newtown in the County of Bucks  
and State of Pennsylvania Grantor, in the consideration of  
One Dollar and other valuable consideration -----Dollars  
paid to my full satisfaction by  
ROBERT A. JEFFE and ELIZABETH JEFFE, husband and wife, both

of Greenwich in the County of Fairfield  
and State of Connecticut Grantees, have REMISED, RELEASED,  
AND FOREVER QUITCLAIMED unto the said  
ROBERT A. JEFFE and ELIZABETH JEFFE, husband and wife, as tenants  
by the entirety,  
all right and title which

or their heirs have in, and to a  
certain piece of land in Hartford in the  
County of Windsor and State of Vermont, described as  
follows, viz:

Being my right of first refusal which appears in the deed of  
Lisette E. Lee to Michael Rapuano (deceased) and Catherine P.  
Rapuano, which deed is dated May 20, 1971,, and recorded in  
Book 65, pages 295-297. The purpose of this quit-claim deed  
is to confirm a release previously recorded on January 12, 1983 in  
Book 98, page 44 of the Hartford Land Records, which release at  
that time ran to Lisette E. Lee.

TO HAVE AND TO HOLD all my right and title in and to said quit-  
claimed premises, with the appurtenances thereof, to the said

ROBERT A. JEFFE and ELIZABETH JEFFE, husband and wife, as  
tenants by the entirety

and their heirs and assigns forever.

AND FURTHERMORE I

the said

CATHERINE P. RAPUANO

do for herself and her  
heirs, executors and administrators, covenant with the said

ROBERT A. JEFFE and ELIZABETH JEFFE, husband and wife, and their

heirs and assigns, that from and after the en sealing of these presents the said

*Catherine P. Rapuano*  
CATHERINE P. RAPUANO

will have and claim no right, in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, I hereunto set my hand and seal  
this 12 day of February A. D. 19 87

In Presence of

*Craig Burtis*  
*Katharine C. Heidermeyer*

*Catherine P. Rapuano*  
CATHERINE P. RAPUANO  
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PENNSYLVANIA  
STATE OF VERMONT, }  
BUCKS County } ss.

At Newtown this  
12 day of Feb. A. D. 19 87

CATHERINE P. RAPUANO

personally appeared, and she acknowledged this instrument, by  
her sealed and subscribed, to be her free act and deed.

Before me *Kenneth R. Crowlund*  
Notary Public

(Title)  
KENNETH R. CROWLUND NOTARY PUBLIC  
NEWTOWN BOROUGH, BUCKS COUNTY  
MY COMMISSION EXPIRES APRIL 27 1987  
Member Pennsylvania Association of Notaries

Hartford Town Clerk's Office February 18, 1987 at 1:00 P.M. received the instrument of which the foregoing is a true record.

Attest: *Mary E. Hill* Asst. Town Clerk