

## **Appendix 6.2.TDI-NE.4**

**NECPL - Deed Re 148 Stoney Point Road, Benson**

**LIMITED WARRANTY DEED**

**KNOW ALL PEOPLE BY THESE PRESENTS** that **CUSHING FAMILY, LLC**, a Vermont Limited Liability Company, Grantor, in consideration of Ten and More Dollars paid to its full satisfaction by **CHAMPLAIN VT, LLC**, a Delaware Limited Liability Company, Grantee, by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, **CHAMPLAIN VT, LLC**, and its successors and assigns forever, certain lands and premises in the Town of Benson, County of Rutland, and State of Vermont, described as follows, viz:

Being all and the same lands and premises, together with all rights appurtenant, conveyed by Confirmation Order of State of Vermont Superior Court, Rutland Unit, confirming foreclosure sale to Cushing Family LLC, dated February 3, 2014 and recorded in the Town of Benson Land Records on February 17, 2014 in Book 68, Page 523, and being more particularly described therein as follows:

"Stoney Point Road, Benson, County of Rutland, State of Vermont, in Mortgage Deed of James R. Clifford to Lake Sunapee Bank, dated July 24, 2007 and recorded at Book 59, p. 463 of the Benson Land Records on July 30, 2007."

Also conveyed herewith but by quitclaim only and without covenants or warranties are the lands  
and premises lying within the right-of-way of Stony Point Road.

Subject to rights of the public in and to the waters or shoreline of Lake Champlain, if any.

The lands herein conveyed may be subject to easements and rights of way of record as of the date hereof, if any, provided, however, that encumbrances otherwise extinguished by the Vermont Marketable Record Title Act are not hereby revived.

**TO HAVE AND TO HOLD** all right, title, interest, claim and demand, in and to said premises, with the appurtenances thereof, to the said GRANTEE, CHAMPLAIN VT, LLC, and its successors and assigns forever. **AND FURTHERMORE**, the said GRANTOR, CUSHING FAMILY, LLC, does for itself and its successors and assigns, covenant with the said GRANTEE, CHAMPLAIN VT, LLC, and its successors and assigns, that from and after the ensembling of these presents the said GRANTOR, CUSHING FAMILY, LLC will have and claim no right in or to the said premises, and said GRANTOR, CUSHING FAMILY, LLC, does for itself and its successors and assigns, covenant with said GRANTEE, CHAMPLAIN VT, LLC, that it is duly authorized to convey the above-described premises, with the appurtenances thereof, in the manner and form aforesaid, and said GRANTOR, CUSHING FAMILY, LLC, does for itself and its successors and assigns, covenant with said GRANTEE, CHAMPLAIN VT, LLC, that it and its successors and assigns shall **WARRANT AND DEFEND** the said within conveyed premises, and appurtenances thereof, against all persons claiming the same by, from or under the GRANTOR, CUSHING FAMILY, LLC, but against no other person.



The said GRANTOR, CUSHING FAMILY, LLC, covenants that neither it nor its agents has made, done, executed or suffered any act or thing whatsoever whereby the said land and premises, or any part thereof, now or at any time hereafter, shall or may be imperiled, charged or encumbered in any manner whatsoever, by the acts of GRANTOR, CUSHING FAMILY, LLC or such other person or entity except as above stated.

Dated this 18<sup>th</sup> day of June, 2014.


CUSHING FAMILY, LLC

By:   
Bradford C. Cushing, Duly Authorized Agent

STATE OF VERMONT  
COUNTY OF ADDISON, SS.

At Middlebury, in said County, this 18<sup>th</sup> day of June, 2014, personally appeared Bradford C. Cushing, Duly Authorized Agent of Cushing Family, LLC, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of Cushing Family, LLC.

Before me,

 Adam L. Powers, Esq.  
Notary Public  
My Commission Expires: 2/10/15

VERMONT PROPERTY TRANSFER TAX  
32 V.S.A. CHAP. 231

-ACKNOWLEDGMENT-  
RETURN RECEIVED

Return No. 2014/3  
Signed Daphne Burtinowicz, Clerk  
Date June 19, 2014

TOWN CLERK'S OFFICE, BENSON, VT  
RECEIVED FOR RECORD  
THIS 19<sup>th</sup> DAY OF June A.D. 2014  
2 O'CLOCK 30 MINUTES P M.  
BOOK 69 PAGE 56 OF LAND RECORDS  
TEST Daphne Burtinowicz TOWN CLERK