I CERTIFY THIS TO BE AN ACCURATE SURVEY BASED ON PHYSICAL EVIDENCE FOUND AND PERTINENT DEEDS.
WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, MICHAEL F. BRANON

formerly of the Town of Westmore, County of Orleans and State of Vermont, and currently

of the City of South Burlington, County of Chittenden and State of Vermont, Grantor, in the

consideration of One Dollar and other good and valuable consideration paid to my

satisfaction by RENEE' LEVEILLE of Vernon Hills, County of Lake and State of Illinois,

Grantee, by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM

unto the said Grantee, RENEE' LEVEILLE, and her heirs and assigns forever, a certain

piece of land, together with improvements thereon and all appurtenances thereto, in the

Town of Westmore, County of Orleans and State of Vermont, described as follows, viz:

Being all of the same lands and premises, together with improvements thereon and

all appurtenances thereto, conveyed by Roderick W. Gallup and Deborah Gallup to Michael

F. Branon by Warranty Deed dated August 8, 1984 and recorded in Book 26, Page 176 of

the Land Records of the Town of Westmore, and also

Being all and the same lands and premises, together with improvements thereon

and all appurtenances thereto, conveyed by Michael F. Branon to Michael F. Branon by

Warranty Deed dated October 13, 2009 and recorded in Book 45 at Pages 255-256 of the

Town of Westmore Land Records, and being therein more particularly described as

follows:

'Being all of the same lands and premises, together with improvements thereon and

all appurtenances thereto, conveyed by Roderick W. Gallup and Deborah Gallup to Michael

F. Branon by Warranty Deed dated August 8, 1984 and recorded in Book 26, Page 176 of

the Land Records of the Town of Westmore, and also

Express reference is made to the following instruments recorded in the Town of

Westmore Land Records, which are incorporated herein as if set forth in full:

A. Boundary Line Agreement between Paul K. Moffett and Sybil A. Moffett, and

Michael F. Branon, dated September 4, 1987 and recorded in Book 27, Pages 231-232 of the

Westmore Land Records.

B. A "Plan of Lands of Michael F. Branon, Westmore, VT, May 1, 1999, Brow

Surveying", which Plan is recorded as Plat No. 54A, Westmore Plat Map

Index (formerly Book 3, Page 45). Note: Plat 54A contains an error

misreferencing the Branon deed as Book 20, Page 176, when it should read

Book 26, Page 176.

C. A Plat Plan for the "Water Line Way Points for Old Hotel Spring and Water

Line Benefiting Lands of Michael Branon Described in Book 26, Page 176

and Book 8, Page 4 of the Westmore Land Records", which Plan is

recorded as Plat No. 128A and 128B, Westmore Plat Map Index. Plat Nos.

128A and 128B set forth the approximate location of the "Old Hotel Spring,

the water pipe/conduit, which carries the water from "OHS" to the lands and

premises of Michael Branon, currently known as "Mountain Lake Cottages", and

the water rights associated with the same, and as more particularly

described in the following deeds in the Westmore Land Records: Book 8,

Page 4; Book 15, Page 557; Book 17, Page 89; Book 22, Page 6; Book 26,

Page 176.'

This conveyance is for the purpose of clarifying the lands, premises, improvements

and appurtenances that were conveyed to the Grantor herein by the Warranty Deed of

Roderick W. and Deborah Gallup dated August 8, 1984 and recorded in Book 26, Page

176 of the Westmore Land Records."
Reference is here made to the above-mentioned deeds and their records and to all prior deeds and the records thereof for a further description of the land and premises hereby conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, RENEE' LEVEILLE, and her heirs and assigns, to their own use and behoof forever; And I the said Grantor, MICHAEL F. BRANON, for myself and my heirs, executors and administrators, does covenant with the said Grantee, RENEE' LEVEILLE, and her heirs, executors and administrators, that until the ensealing of these presents I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; and I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 20th day of May 2011.

MICHAEL F. BRANON

STATE OF VERMONT
ORLEANS COUNTY, SS.

At ______, in said County and State, this 20th day of May 2011, personally appeared, MICHAEL F. BRANON, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me, NOTARY PUBLIC
My Commission Expires: 02/10/2015

RECEIVED FOR RECORDING
Westmore Town Clerk’s Office
Date: 5-23-2011
Book: 47, Page: 71-72
Time: 7:00 pm

[Signature]
Assistant Town Clerk