

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, **LEWIS RAGON WILMUTH and MARY WILMUTH**, of Burlington, in the County of Chittenden and State of Vermont, Grantors, in the consideration of TEN OR MORE Dollars, paid to our full satisfaction by **WILLIAM FRANGIPANE and JENNIFER FRANGIPANE**, of the Borough of Ambler, County of Montgomery and Commonwealth of Pennsylvania, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, **WILLIAM FRANGIPANE and JENNIFER FRANGIPANE**, a married couple, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land and all improvements thereon situated in the Town of Georgia, in the County of Franklin and State of Vermont, described as follows:

Being a portion of the lands and premises conveyed to Lewis Ragon Wilmuth and Mary Wilmuth by Warranty Deed of Kristin Leavitt and Marianne W. Shibata dated July 5, 2007 and recorded in Volume 190 at Page 157 of the Town of Georgia Land Records.

Being a parcel of land containing 0.68 acres, more or less, depicted on a plan entitled "Lands of Lewis Ragon & Mary William [sic] to be conveyed to & [sic] Rita C. Drinkwater & Frangiapane, Georgia Shore Road, Georgia, Vermont," dated March 18, 2024, last revised _____, prepared by Barnard & Gervais, LLC and recorded at Map Slide ____ of the Town of Georgia Land Records. Said parcel is labeled on said plan as 'Lands of Lewis Ragon and Mary Wilmuth To Be Conveyed To William and Jennifer Frangiapane, All Existing Easements To Remain In Place, 0.68 Acres.'

The property conveyed herein is a boundary line adjustment between Grantors and Grantees and will merge with the existing property of Grantees conveyed to them by Warranty Deed of Stephen A. Irving dated January 4, 2023 and recorded in Volume 367 at Page 310 of said land records. This conveyance is (a) subject to the terms and conditions of Town of Georgia Development Review Board Findings of Fact and Decision dated December ___, 2024, and (b) exempt from State of Vermont wastewater permitting requirements under section 1-304(9)(A)(iii) of the State of Vermont Environmental Protection Rules effective November 6, 2023.

Reference is hereby made to the aforementioned instruments and to the references contained therein and records thereof in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **WILLIAM FRANGIPANE and JENNIFER FRANGIPANE**, a married couple, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and we, the said Grantors, **LEWIS RAGON WILMUTH and MARY WILMUTH**, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, **WILLIAM FRANGIPANE and JENNIFER FRANGIPANE**, and their heirs and assigns, that until the ensealing of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; and we hereby engage to WARRANT and DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we, **LEWIS RAGON WILMUTH and MARY WILMUTH**, hereunto set our hands and seals this ____ day of _____, 2024.

LEWIS RAGON WILMUTH

MARY WILMUTH

STATE OF VERMONT
COUNTY OF _____, SS.

At _____, this ____ day of _____, 2024, personally appeared **LEWIS RAGON WILMUTH and MARY WILMUTH**, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me:

Notary Public

My commission number: _____

My commission expires: 01/31/2025