

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **JAMES R. KUBEC AND CATHY E. KUBEC**, of San Bornton, New Hampshire, **GRANTORS**, in consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION**, paid to their full satisfaction by **HOLGER STOLTZE AND ROSEMARIE STOLTZE** of North Billerica, Massachusetts, **GRANTEES**, by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto said **HOLGER STOLTZE AND ROSEMARIE STOLTZE**, husband and wife, as tenants by the entirety, **GRANTEES**, their heirs and assigns forever, a certain piece of land in the Town of Ludlow, County of Windsor, State of Vermont, described as follows:

Being all and the same lands and premises conveyed to James R. Kubec and Cathy E. Kubec by Warranty Deed of Charles Marble and Barbara Marble dated February 5, 1999 and recorded in the Ludlow Land Records on February 5, 1999 in Book 183 at Page 510 and more particularly described in **SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF**.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said **GRANTEES, HOLGER STOLTZE AND ROSEMARIE STOLTZE**, husband and wife, as tenants by the entirety, for their own use and behoof forever; and the said **GRANTORS, JAMES R. KUBEC AND CATHY E. KUBEC** for themselves and their heirs and assigns do covenant with the said **GRANTEES, HOLGER STOLTZE AND ROSEMARIE STOLTZE**, their heirs and assigns, that until the ensealing of these presents they are the owners of the premises and have good right and title to convey the same in the manner aforesaid, that they are free from every encumbrance; except as stated or referred to herein.

The **GRANTORS** do hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever,

IN WITNESS WHEREOF, JAMES R. KUBEC AND CATHY E. KUBEC hereunto set their hands and seals this 30 day of December, 2019.

IN THE PRESENCE OF:


WITNESS AS TO BOTH

Print name: Brian L. Teague


JAMES R. KUBEC


CATHY E. KUBEC by JAMES R. KUBEC
Her Attorney in Fact

STATE OF VERMONT
COUNTY OF WINDSOR, SS.

At Ludlow, Vermont this 30 day of December, 2019 **JAMES R. KUBEC AND CATHY E. KUBEC** by **JAMES R. KUBEC, her attorney in fact**, personally appeared; and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of **CATHY E. KUBEC**.

BEFORE ME: 

KYRIK ROY WEIDMAN
Notary Public, State of Vermont
Commission No. 157.0012087
My Commission Expires Jan. 31, 2021

NOTARY PUBLIC
My commission expires:

KYRIK ROY WEIDMAN
Notary Public, State of Vermont
Commission No. 157.0012087
My Commission Expires Jan. 31, 2021

kubec wd (deeds)

Schedule A

Being all and the same lands and premises conveyed to Charles Marble and Barbara Marble by Warranty Deed of Byron L. Schmidt and Melissa L. Schmidt dated August 2, 1982 and recorded in Book 79 at pages 584-586 of the Town of Ludlow Land Records and in said deed, more particularly described as follows:

"Being all and the same land and premises as were conveyed to the said Grantors by Pickwinkle Inn, Inc. by deed dated September 2, 1980, recorded in Book 75, Pages 342-344 of the Ludlow Land Records and in said deed described as follows:

"Being a piece or parcel of land, with all buildings, structures and improvements thereon, the guesthouse being numbered No. 86 Main Street and known as The Pickwinkle Inn, and being all the same lands and premises conveyed to Pickwinkle Inn, Inc. pursuant to a warranty deed, dated October 14, 1977, of Carroll A. Sanderson and Joan B. Sanderson, recorded in Volume 69, pages 3-6 of the Land Records of the Town of Ludlow.

"Said lands and premises are subject to, and benefited by, certain easements, rights of way and covenants as are set forth more fully in the aforementioned deed.

"There is included herewith all of the kitchen equipment, dining equipment, lodging and bedding equipment, as well as all beds, dressers and other room furnishings, each "AS IS".

"Said lands and premises were more particularly described in a warranty deed from Lester E. Boyce and Vinnie E. Boyce, dated June 30, 1948, recorded in Volume 43, Page 341-342 of the Land Records of the Town of Ludlow as follows:

"Beginning at an iron pin set in the ground in the westerly line of the grantors' Stickney Homestead premises, so-called, being now the grantors' homestead premises, thence S74°50'E in a line parallel with the south side of the garage located on the premises conveyed and 4 feet distant southerly from the foundation wall thereof to an iron pin driven in the ground near the west bank of Sawyer Brook so-called; thence in the same direction a very short distance to the west bank of said brook; thence northerly on land of the estate of Clara Carlisle to land of Helen Anderson; thence westerly on Anderson's south line to the southwest corner of Anderson's Orchard Lot, so-called; thence northerly on the west line of said Orchard Lot 68 feet to the northwest corner thereof; thence easterly on the north line of said Orchard Lot to a point in said north line on the said Orchard Lot 70 feet westerly from a stone post standing at the northeast corner of said Orchard Lot and in the west line of Anderson's land, and 22 1/2 feet easterly from the east bank or wall of said Sawyer Brook; thence from said point (situated 70 feet westerly from said stone post) N15°E in the west line of land formerly of Frances A. Stickney and Elizabeth S. Moore to the center of Main Street; thence westerly in the center of Main Street to the northwest corner of the parcel conveyed; thence following our westerly boundary 14°30'W in a line 35 feet 4 inches distance westerly from and parallel with the west of the dwelling on the premises conveyed to the place of beginning.

"The iron pin (the place of beginning) is located 184 feet 9 inches distant from an iron pin in the ground on the south side of the cement sidewalk on the south side of Main Street in Ludlow Village in the westerly line of the premises herein conveyed.

"Reference is made to said deeds and to their records and to the deeds and records therein referred to in further aid of this description."

ACKNOWLEDGEMENT
RETURNED RECEIVED
SIGNED *[Signature]*