

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT
GL TITAN LLC

a Limited Liability Company organized and existing under the laws of the State of Connecticut, Grantor, in the consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION** paid to its full satisfaction by

SHAWN LEE,
a Married Man

of New York, New York, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee,

SHAWN LEE,
a Married Man

his heirs and assigns forever, a certain piece of land in Ludlow, in the County of Windsor and State of Vermont described as follows, viz:

Being all and the same lands and premises as were conveyed to GL Titan LLC by Warranty Deed of James Goski and Anna Goski, husband and wife, dated December 22, 2018 and recorded in the Town of Ludlow Land Records at Book 418 at Page 117, and therein more particularly described as follows:

“Being all and the same lands and premises as were conveyed to James Goski and Anna Goski by Warranty Deed of Louis Misantone and Jocelyn P. Misantone dated April 13, 2018 and recorded in the Town of Ludlow Land Records at Book 411, Pages 231-234 on April 18, 2018, and therein more particularly described as follows:

Being all and the same lands and premises as conveyed to Louis Misantone and Jocelyn P. Misantone by Warranty Deed of John Patrick Morgan and Barbara L. Morgan which deed is dated October 15, 2003 and recorded October 15, 2003 at Book 250, Pages 057 - 058 of the Town of Ludlow Land Records, and which deed is more fully described as follows:

Being and intending to be the same lands and premises as were conveyed to the said Grantors herein, JOHN PATRICK MORGAN and BARBARA L. MORGAN by Warranty Deed of JOHN PATRICK MORGAN by Deed dated December 17th, 2002 and filed on December 17th, 2002 in the Ludlow Land Records in Book 228, Pages 598 and 599 and in said deed more particularly described as follows:

Being and intended to be the same lands and premises as were conveyed to the said Grantor herein, JOHN PATRICK MORGAN, by Warranty Deed of LYNNE A. BURGLIN by deed dated May 5th, 1987 and filed in the Ludlow Land Records on May 7th, 1987 in Book 108, Pages 371-372. The lands and premises are more particularly described therein as follows:

Being all and the same lands and premises as were conveyed to the said Grantor by Saul

Feierstein by deed dated June 20, 1984, recorded in Book 86, Page 343 of the Ludlow Land Records, and in said deed described as follows:

Being all and the same lands and premises as were conveyed to the said Grantor by Frederick P. Jelley and Dorothy V. Harris by deed dated December 20, 1979, recorded in Book 74, Pages 80-82 of the Ludlow Land Records, and in said deed described as follows:

All and the same lands and premises conveyed to Frederick P. Jelley and Dorothy J. Jelley (now Dorothy V. Harris) from Joseph Anthony Surething and Dianne H. Surething by Warranty Deed dated August 27, 1971, recorded in Vol. 59, Pages 201-202 of Ludlow Land Records and in said deed described as follows:

Being all and the same lands and premises conveyed to Helen Surething and Joseph Anthony Surething by Thelma S. Woodell by Warranty Deed July 1, 1959 and recorded in Book 48, Pages 503-504 of Ludlow Land Records and in said deed described as follows:

All and the same lands and premises conveyed to Frank E. Woodell and Thelma S. Woodell by George P. Creaser by deed dated July 11, 1930 and recorded in Vol. 37, Page 458 of Ludlow Land Records.

The premises herein conveyed are composed of two parcels of land described as follows:

Parcel No. 1: The same premises conveyed to George P. Creaser by Alonzo Hubbard and Bert E. Estey by deed recorded in Vol. 27, Page 305 of Ludlow Land Records and therein described as follows:

Bounded on the north by Pleasant Street Extension in Ludlow Village; on the east by land of Polly Brown; on the south by land of C. H. Howard, F.A. Walker and A. J. Brown and on the west by land of Mrs. Forbush. Being fifty feet front on street and one hundred forty-four feet back from street, making and containing 7200 square feet of land, and being all and the same premises which were conveyed to the said Alonzo F. Hubbard by Charles H. Howard and others by deed dated October 31, 1985 and recorded in Book 26, Page 591 of Ludlow Land Records.

Parcel No. 2: The same premises conveyed to George P. Creaser by C. H. Howard, Allen J. Brown and Frank A. Walker by deed recorded in Vol. 28, Page 14 of Ludlow Land Records, and therein described as follows:

Commencing at the southeast corner of a lot of land on the south side of Pleasant Street, now owned by said Creaser thence westerly parallel with Pleasant Street and bounded northerly by land of said Creaser and land of Sarah. J. Forbush sixty-six (66) feet to a corner; thence southerly parallel with the west line of a lot sold by said grantors to Polly M. Brown to land of the Rutland Railroad; thence easterly and bounded southerly by said Railroad land to land of Polly M. Brown; thence northerly and bounded easterly by land of said Polly M. brown to the place of beginning.

Reference is had to the aforesaid deeds and the Land Records of Ludlow for a more particular description.

Reference may be had to the above mention deeds for a more particular description and Quit-claim deeds from Helen Surething and Joseph Anthony Surething to Wallace C. Schinoski and from Wallace C. Schinoski to Joseph Anthony Surething and Dianne H. Surething, said deeds being dated March 22, 1971 and recorded in Book 58, Pages 429-432 of Ludlow Land Records.”

Further reference is hereby had to the aforementioned deeds and to the deeds mentioned therein and to the Town of Ludlow Land Records for a more particular description of the lands and premises conveyed herein.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee,

**SHAWN LEE,
a Married Man**

his heirs and assigns, to its own use and behoof forever, and the said Grantor for itself and its successors and assigns, do **COVENANT** with the said Grantee, his heirs and assigns, that until the ensembling of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid, **AND** I hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever,

IN WITNESS WHEREOF, I hereunto set my hand and seal this 24th day of May, 2019.

[Handwritten signature]
GL TITAN LLC, by Frederick M. Glover,
Esq., duly authorized agent of GL TITAN
LLC

**STATE OF VERMONT
COUNTY OF WINDSOR**

At Ludlow, in said State and County, this 24th day of May, 2019, personally appeared **FREDERICK M. GLOVER, ESQ.**, duly authorized agent of **GL TITAN LLC**, and he acknowledged this instrument by him sealed and subscribed to be his free act and deed and the free act and deed of **GL TITAN LLC**.

My Commission expires: 2/10/21

Before me, *[Signature]*
Notary Public

Alex M. Lee
Notary Public, State of Vermont
My Commission Number: 0005623
My Commission Expires Jan 31, 2021

LAW OFFICE
OF
FREDERICK M. GLOVER, PLLC
57 POND STREET, SUITE 6
LUDLOW, VERMONT 05149

**LUDLOW TOWN CLERK'S OFFICE
RECEIVED FOR RECORD**

ACKNOWLEDGEMENT
RETURNED RECEIVED
SIGNED *[Signature]* CLERK
DATE 5/28/2019

At 11 o'clock and 55 minutes A M
Recorded in Book 422 Page 035-037
Attest: *[Signature]*

Town Clerk