



**WARRANTY DEED**

85 X 86.5 ) 7, 352.50 S.F.

**KNOW ALL PERSONS BY THESE PRESENTS** that We, **JOHN J. ERAMO and LYNNE**

**R. ERAMO**, of the City of Evanston, County of Cook and State of Illinois, Grantors, in consideration of **TEN AND MORE DOLLARS** paid to our full satisfaction by **JAMES L. REAGAN**, of the City of Burlington, County of Chittenden and State of Vermont, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, **JAMES L. REAGAN**, individually, and his heirs and assigns forever, a certain piece of land in the City of Burlington, County of Chittenden and the State of Vermont, and described as follows, viz:

Being all and the same land and premises conveyed to John J. Eramo and Lynne R. Eramo by Warranty Deed of Nelson S. Riley and Jeanine H. Riley, dated May 31, 2007 and recorded on June 1, 2007 in Volume 999 at Pages 450-451 of the City of Burlington Land Records, being more particularly described therein as follows:

“Being all and the same land and premises conveyed to Nelson S. Riley and Jeanine H. Riley by Warranty Deed of Suzanne Liebrecht Joyce dated May 1, 2006 and recorded May 3, 2006 in Book 958 at Page 640 of the City of Burlington Land Records.

Being further described as all and the same land and premises conveyed to Suzanne Liebrecht Joyce by Warranty Deed of Matthew P. Wootten and Dena M. Greenman dated June 29, 2005 and of record in Book 922 at Page 171 of the City of Burlington Land Records.

Being all and the same land and premises conveyed to Matthew P. Wootten and Dena M. Greenman by Warranty Deed of Mark C. Borgen Behr and Jennifer J. Borgen Behr dated August 28, 2002, recorded in Book 748, Page 642 of the City of Burlington Land Records and being more particularly described as follows:

Being a lot of land, with buildings thereon, situated on the southwest corner of Howard and Hayward Streets, the dwelling house being known and designated as No. 45 Howard Street, having a frontage thereon of eighty-five (85) feet and a frontage on Hayward Street of eighty-six and fifty-five hundredths (86.55) feet and being the northerly part of Lots No. 95 and 96 on a plan of the Buell Estate recorded in Volume 42 Page 480 of the City of Burlington Land Records and being more particularly described as follows:

Beginning at the point on intersection of the southerly line of Howard Street and westerly line of Hayward Street, thence proceeding westerly along the southerly line of Howard Street a distance of eight-five (85) feet to a point; thence deflecting to the left ninety (90) degrees and extending southerly along the westerly boundary line of said Lot No. 96 a distance of eighty-six and fifty-five hundredths (86.55) feet to a point; thence deflecting to the left ninety (90) degrees and extending easterly across said Lots No. 96 and 95 a distance of eighty-five feet to a point in the westerly line of Hayward Street marked by an iron pin driven in the ground; thence deflecting to the left and proceeding northerly along the westerly line of Hayward Street a distance of eight-six and fifty-five hundredths (86.55) feet to the point or place of beginning.

Being a lot of land with premises thereon commonly known as 45 Howard Street.

This conveyance is subject to and has the benefit of any utility easements, spring rights, easements for ingress and egress, and rights incidental to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7, Title 27, Vermont Statutes Annotated.”

use and behoof forever; and the said Grantors, **JOHN J. ERAMO and LYNNE R. ERAMO**, for themselves and their heirs, assigns and administrators, do covenant with the said Grantee, **JAMES L. REAGAN**, and his heirs and assigns, that until the ensealing of these presents they are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid, and Grantors hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

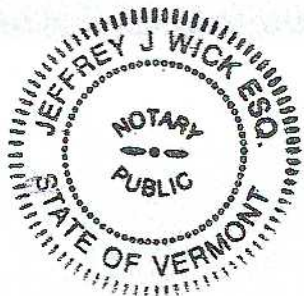
IN WITNESS WHEREOF, We hereunto set our hands and seals this 7<sup>th</sup> day of June 2012.

*John J. Eramo*  
*by Kathleen A. McMahon her attorney in fact*  
**JOHN J. ERAMO, by Kathleen A. McMahon, his attorney in fact**

*Lynne R. Eramo*  
*by Kathleen A. McMahon her attorney in fact*  
**LYNNE R. ERAMO, by Kathleen A. McMahon, her attorney in fact**

STATE OF VERMONT  
CHITTENDEN COUNTY, SS.

At Burl., Vermont, this 7<sup>th</sup> day of June 2012, personally appeared, Kathleen A. McMahon, as attorney in fact for John J. Eramo and Lynne R. Eramo, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of John J. Eramo and Lynne R. Eramo.



Before me, *[Signature]*  
Notary Public  
My Commission Expires: 2/10/2015