

WARRANTY DEED  
JAMES N. & GINETTE R. WARNER  
TO  
LARRY F. & MARY C. BEVINS  
Rec. for record September 13, 1990 @ 8AM

FORM 911 VERMONT WARRANTY DEED. REV. 8/89



TUTBLANX REGISTERED U. S. PAT. OFFICE  
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05701

# Know all Persons by These Presents

**That** JAMES K. WARNER and GINETTE R. WARNER,  
husband and wife,

of St. Albans in the County of Franklin  
and State of Vermont Grantors, in the consideration of  
---Ten and More--- Dollars  
paid to our full satisfaction by

LARRY F. BEVINS and MARY C. BEVINS, husband and wife,

of Swanton in the County of Franklin  
and State of Vermont Grantee s, by these presents, do  
freely Give, Grant, Sell, Convey And Confirm unto the said Grantees

LARRY F. BEVINS and MARY C. BEVINS, husband and wife,  
as tenants by the entirety,

and their heirs and assigns forever, a  
certain piece of land in the City of St. Albans in the  
County of Franklin and State of Vermont, described as

follows, viz:  
A parcel of land, together with the buildings thereon, located on  
the westerly side of Catherine Street, and commonly known as 26-34  
Catherine Street.

Said land and premises are more fully described as follows:  
Beginning at a point which point is in the westerly side of  
Catherine Street and which point marks the northeasterly corner of  
the land herein conveyed and the southeasterly corner of land  
heretofore conveyed to Giroux Furniture Company, Inc.; thence  
running in a westerly direction one hundred (100) feet, more or  
less, to a point in the easterly line of a railroad siding, which  
siding is adjacent to Market Street; thence turning and running in  
a southerly direction along the easterly line of said siding two  
hundred eighteen (218) feet, more or less, to a point; thence  
turning and running in an easterly direction one hundred (100)  
feet, more or less, to a point in the westerly line of Catherine  
Street; thence turning and running in a northerly direction two  
hundred eighteen (218) feet, more or less, to the point of  
beginning.

The principal building on this property shares a party wall and  
support with the building next northerly of it, and this  
conveyance is made subject to the rights of the owner adjacent to  
the support as it now exists.

The Grantors also convey to the Grantees, their heirs and assigns,  
all right, title and interest that they might have to that portion  
of the railroad siding adjacent to the property conveyed, subject  
to the rights of others in the use of said siding.

Being all and the same lands and premises conveyed to James K.  
Warner and Ginette R. Warner by Warranty Deed of John Tzimokas and  
Cleopatra Tzimokas dated May 24th, 1984 and recorded at Volume 48  
pages 481-482 of the St. Albans City Land Records. Except  
modification by Boundary Line Agreement between James K. Warner  
and Ginette R. Warner and Karl R. Miller dated November 11, 1985  
and recorded in Volume 52 pages 558-559 of the St. Albans City  
Land Records.

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

\* erroneously described as westerly in Warranty Deed from  
John Tzimokas and Cleopatra Tzimokas to James K. Warner  
and Ginette R. Warner.

That the Grantors, hereby transfer and assign to the Grantees, their  
heirs and assigns, all right, title and interest that the Grantors  
have in and to certain leases with tenants in possession of the herein  
conveyed premises.

To Have And To Hold all of said granted premises, with all the privileges and appurtenances thereof, to the said Grantee s

LARRY F. BEVINS and MARY C. BEVINS, husband and wife, as tenants by the entirety, and their

heirs and assigns, to their own use and behoof forever;

And we the said Grantors,

JAMES K. WARNER and GINETTE R. WARNER, husband and wife

executors and administrators, do covenant with the said Grantee s, LARRY F. BEVINS and MARY C. BEVINS, and their

heirs and assigns, that until the ensealing of these presents we are 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. EXCEPT as aforesaid and

EXCEPT for existing utility rights of way of record, if any; and EXCEPT leasehold interests of tenants in possession; and we

hereby engage to Warrant And Defend the same against all lawful claims whatever, except as aforesaid;

In Witness Whereof, we hereunto set our hand and seal this 10th day of September A.D. 19 90

In Presence of

James K. Warner L.S.
JAMES K. WARNER
GINETTE R. WARNER L.S.
GINETTE R. WARNER L.S.
L.S.

State Of Vermont } At St. Albans this
County of FRANKLIN } ss. 10th day of September A.D. 19 90
JAMES K. WARNER and GINETTE R. WARNER

personally appeared, and they acknowledged this instrument, by
them sealed and subscribed, to be their free act and deed.

Before me Notary Public (Title)

Vermont Property Transfer Tax 32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.-
Ut. Land Use & Development Plans Act Cert. Rec'd.
Return No. 433
Signed J.R. [Signature] Clerk
Date Sept. 13, 1990