

ENHANCED LIFE ESTATE DEED

Vermont statutory form deed

KNOW ALL PERSONS BY THESE PRESENTS, that I/We, _____ and _____ of _____, in the County of _____ and State of Vermont, Grantor(s), without consideration, by these presents, do freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the Grantees, _____ and _____ of _____, in the County of _____ and State of Vermont and their heirs and assigns forever as _____ [insert nature of tenancy] a certain piece of land in _____, in the County of _____, and State of Vermont, described as follows:

PROPERTY DESCRIPTION: [insert property description or attach schedule]

GRANTORS RESERVED RIGHTS

This is an enhanced life estate deed executed pursuant to, and with the rights and privileges set forth in, 27 V.S.A. Chapter 6, the Enhanced Life Estate Deeds Act. The Grantors, or the survivor of them, hereby reserve unto themselves: (a) a common law life estate, with the exclusive use, possession, and enjoyment of the property; and (b) the right to convey the property.

Reference is hereby made to the aforementioned deeds and records and to the deeds and records contained in those documents, 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, _____, and their heirs and assigns, to their own use and behoof forever, as _____ [insert nature of tenancy]. I/We, the said Grantor(s), for ourselves and our heirs, executors, administrators, and assigns do covenant with the said Grantees, _____ and _____, 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 the manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as aforesaid, and the Grantors hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as otherwise provided in this deed.

I/WE HAVE HEREUNTO set my/our hand(s) this _____ day of _____, 20____.

Grantor

Grantor

STATE OF VERMONT
_____ COUNTY, SS

Before me, at _____ this _____ day of _____ personally appeared _____ and _____ who acknowledged the foregoing to be their free act and deed.

Notary Public

[Stamp]

Print Name: _____

Commission Expiration: _____

Certificate No. _____