

# VERMONT ENHANCED LIFE ESTATE DEED

KNOW ALL PERSONS BY THESE PRESENTS, that

I/We, \_\_\_\_\_ with an address of \_\_\_\_\_, Grantor, without consideration, by these presents, do freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the Grantee, \_\_\_\_\_, with an address of \_\_\_\_\_, and their heirs and assigns forever as \_\_\_\_\_, a certain piece of land in \_\_\_\_\_, in the County of \_\_\_\_\_, and State of Vermont, described as follows:

PROPERTY DESCRIPTION: \_\_\_\_\_

## 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 Deed Act (the "ELED Act"). The Grantor, or the survivor of them, hereby reserves 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 Grantee and their heirs and assigns, to their own use and behoof forever, as \_\_\_\_\_. I, the said Grantor, for myself and my heirs, executors, administrators, and assigns do covenant with the said Grantee and their heirs and assigns, that until the ensealing of these presents I am the sole owner 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 Grantor hereby engages to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as otherwise provided in this deed.

I HAVE HEREUNTO set my hands this \_\_\_\_\_.

Grantor's Signature: \_\_\_\_\_

Grantor's Name: \_\_\_\_\_

Grantor's Signature: \_\_\_\_\_

Grantor's Name: \_\_\_\_\_



State of Vermont

County of \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for said state, personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Public Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Acting in the County of: \_\_\_\_\_

[Seal]