

REC'D FOR RECORD Aug. 28 A.D. 20 20AT 12 O'CLOCK 00 MINUTES pmAND RECORDED IN BOOK 106 PAGE 83-85 **WARRANTY DEED**ATTEST Kristen LaFell asst. TOWN CLERK

KNOW ALL PERSONS BY THESE PRESENTS that we, MYRON BOWEN and JULIE ANN BROWN each of Rochester, County of Windsor, State of Vermont, Grantors, in consideration of TEN AND MORE (\$10.00) Dollars, paid to our full satisfaction by MARK MCGRATH and MARY MCGRATH, husband and wife, each of Rochester, County of Windsor, State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, MARK MCGRATH and MARY MCGRATH, husband and wife, as tenants by the entirety, their heirs and assigns forever, a certain piece of land in the Town of Rochester, County of Windsor, State of Vermont, described as follows, viz:

Being a portion of the same lands and premises conveyed to MARK MCGRATH and MARY MCGRATH and MYRON BOWEN and JULIE ANN BROWN by Warranty Deed of Jennifer Ann Stone dated February 7, 2020 and recorded at Book ___ Page ___ of the Rochester Land Records.

Said portion is depicted as "LOT 1 - 145.7+/- ACRES TO BECOME LANDS OF MARK McGRATH AND MARY McGRATH" on a survey entitled "SUBDIVISION BOUNDARY SURVEY PREPARED FOR MARK McGRATH 1074 NORTH HOLLOW ROAD, ROCHESTER, VERMONT 05767 & MIKE BOWEN, 2124 NORTH HOLLOW ROAD, ROCHESTER, VERMONT 05767 OF PROPERTY LOCATED AT 1498 NORTH HOLLOW ROAD, ROCHESTER, WINDSOR COUNTY VERMONT DEED BOOK 105, PAGES 96-97 PARCEL ID NUMBER 08-012", said survey to be recorded immediately prior hereto in the Town of Rochester Land Records.

Commencing at a point marked by a 1" iron pipe 1' above grade set in the easterly edge of the right of way of North Hollow Road, so-called, said point marking the southwest corner of the herein-conveyed Lot 1;

THENCE running northerly along the easterly edge of the right of way of North Hollow Road a distance of 2,231.43 feet to a point marked by a 5/8" iron rod set 1' above grade in stones with Horizons ID cap #754, said point marking the northwest corner of the herein-conveyed Lot 1, and also marking the southwest corner of Lot 2 as depicted on said survey;

THENCE N76°05'05"E a distance of 4,224.27 feet to a point marked by a 5/8" iron rod with Horizons ID cap #754 set 1' above grade, said point marking the northeast corner of the herein conveyed Lot 1, and also marking the southeast corner of Lot 2 as depicted on said survey and being the northerly boundary of Lot 1 and the southerly boundary of Lot 2 being retained by the Grantors herein;

Brennan Punderson &
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ATTORNEYS AT LAW

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Vermont Property Transfer Tax
32 V.S.A. Chap. 231

-ACKNOWLEDGEMENT-

Return No. 20.41 Date Aug. 28, 2020
Kristen LaFell asst. Clerk

THENCE in a generally southwesterly direction following a blazed and painted line along the height of land and a westerly boundary of other lands now or formerly of Mark McGrath and Mary M. McGrath to a point marked by a 5/8" iron rod with Horizons ID cap #754 set 1' above grade, said point marking the southeast corner of the herein-conveyed Lot 1;

THENCE S70°34'15"W a distance of 667.25 feet along a northerly boundary of other lands of Mark McGrath and Mary M. McGrath to a 5/8" iron rod with Horizons ID cap #754 set 1' above grade, said point marking a northwest corner of said McGrath lands, and also marking the northeast corner of lands now or formerly of Hugh D. Roberts, Deborah H. Roberts and John G. Roberts;

THENCE S73°06'50"W a distance of 667.75 feet along the northerly boundary of said Roberts' lands and generally following a blazed line and wire fence to a point marked by a 14" spruce tree with a witness rebar set 1' above grade at its base, said point marking a northwest corner of said Roberts' lands;

THENCE S15°42'40"E a distance of 579.66 feet along the westerly boundary of said Roberts' lands and following a blazed line to a point marked by a 1-1/4" axle rod (bent) set 4.5 feet above grade;

THENCE S76°34'45"W along a blazed line and the northerly boundary of said Roberts' lands a distance of 200.83 feet to a point;

THENCE S74°35'50"W continuing along said blazed line and the northerly boundary of said Roberts' lands a distance of 1,200.22 feet to a point;

THENCE S73°14'45"W along stone wall remnants and a wire fence and the northerly boundary of said Roberts' lands a distance of 282.19 feet to the point or place of beginning.

Containing 145.7 acres more or less.

In the event of a discrepancy between this description and the survey, the survey shall control.

Notice of permit requirements. In order to comply with applicable state Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable Rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, MARK MCGRATH and MARY MCGRATH,

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husband and wife, as tenants by the entirety, their heirs and assigns, to their own use and behoof forever;

And we, the said Grantors, MYRON BOWEN and JULIE ANN BROWN, for ourselves, and our heirs, executors and administrators, do covenant with the said Grantees, MARK MCGRATH and MARY MCGRATH, 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 manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as aforesaid.

And we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand this 26 day of August, 2020.



MYRON BOWEN

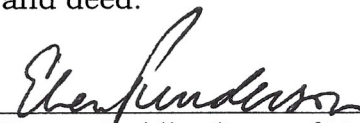


JULIE ANN BROWN

STATE OF VERMONT
COUNTY OF WINDSOR, ss.

At Rochester this 26th day of August, 2020, personally appeared MYRON BOWEN and JULIE ANN BROWN and they acknowledged this instrument, by them sealed and subscribed, to their free act and deed.

Before me:



Notary Public, State of Vermont
Print Name: _____
Commission No.: _____
Commission Expires: January 31, 2021

Ebenezer Punderson
Notary Public
State of Vermont
Commission No. 0011147
Commission Expires: 1/31/21

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