

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

We, **DONALD L. WELFORD and KAREN WELFORD**, husband and wife, of Laconia, in the County of Belnap and State of New Hampshire, Grantors, in the consideration of Ten dollars, and other good and valuable consideration, paid to our full satisfaction by **COR NIELS VIDELER and JUDITH A. GEIGER**, of Killington, in the County of Rutland and State of Vermont, Grantees,

by these presents, do freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM their heirs and assigns forever, a certain piece of land in Rochester, County of Windsor, and State of Vermont, described as follows, viz:

Being a three-acre parcel of land, with improvements since added located on Town Road #18, and being all and the same lands and premises conveyed to Donald L. Welford and Karen Welford by warranty deed of S & L Partners dated December 7, 1988 and recorded in Book 51 at pages 429-31 of the Rochester land records, to which deed, the deeds therein mentioned and to the Rochester land records reference may be had in aid of this description. In said deed the property is more particularly described as follows:

"Beginning at an iron pin set in the northwest corner of the property and proceeding North 72 degrees 45 minutes East a distance of 280 feet to a property corner; thence turning and proceeding South 00 degrees 44 minutes East a distance of 206.9 feet to an iron pin; thence turning and proceeding South 46 degrees 58 minutes East a distance of 230.0 feet to a property corner; thence turning and proceeding South 75 degrees 15 minutes West a distance of 481.1 feet to a property corner; thence turning and proceeding North 03 degrees 50 minutes East a distance of 404.3 feet to the place of beginning. This description is based upon the Norman R. Smith survey entitled "S&L Partners" (sic "Martin Farms") Plat No. 162-652-87, as revised December 2, 1988. (Recorded in Map Book 2 at page 16).

"Included in this conveyance is a 50-foot right of way from the end of the Rochester Town Road #18 to be used in common with others.

"Grantor (S&L Partners) reserves for itself, its successor and assigns a 50-foot right of way from the end of the Rochester Town Road #18 for the access to its retained parcel."

This conveyance is also subject to a right-of-way easement from Donald and Karen Welford to Earl M Simpson, Jr. et al dated June 28, 1997 and recorded in Book 62 at pages 236-38 of the Rochester land records.

This conveyance is also subject to a road maintenance agreement, dated March 6, 1999, by and between Donald and Karen Welford and Lawrence and Carol Welford, to be recorded simultaneously in the Rochester land records.

The within property is subject to Vermont Agency of Natural Resources Permit # EC 3 1574, dated August 19, 1988 and recorded in Book 51, pages 168-9 of the Rochester land records.

This conveyance is also subject to a grant of easement for an inground waste water disposal field from Donald L. Welford and Karen Welford, husband and wife to Lawrence R. Welford and Carol A. Welford, husband and wife of evendate and to be recorded simultaneously in the Rochester land records.

This conveyance is subject to utility easements and rights-of-way appearing of record; provided, however, that any encumbrances otherwise extinguished by the Record Title Act are not hereby revived.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, COR NIELS VIDELER and JUDITH A. GEIGER, as joint tenants, to the survivor of them and their survivor's heirs and assigns, to their own use and behoof forever; And we, the said Grantors, DONALD L. WELFORD and KAREN WELFORD for ourselves and our executors and administrators, do covenant with the said Grantees, COR NIELS VIDELER and JUDITH A. GEIGER, their heirs and assigns, that until the ensembling 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 We hereunto set our hands and seals this 30th day of July, 1999.

In Presence of:

✓ Robert R. Maloney
Witness

✓ Donald L. Welford
Donald L. Welford

✓ Karen Welford L.S.
Karen Welford

STATE OF MA

✓ Middlesex COUNTY,SS

✓ At Wakefield (city/town), this 30th day of July, 1999, DONALD L. WELFORD and KAREN WELFORD, personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before Me

✓ Stephen J. Coe
Notary Public

MY COMMISSION EXPIRES: 2/23/2001

✓ SEAL

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
—ACKNOWLEDGMENT—
Return Rec'd.—Tax Paid—Board of Health Cert. Rec'd.—
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 99162
Signed F. J. Donnelly, Clerk
Date Aug 12 1999

MUNICIPALITY OF ROCHESTER TOWN CLERK'S OFFICE
REC'D FOR RECORD Aug 12 A. D. 19 99
AT 9 O'CLOCK 15 MINUTES A.M.
AND RECORDED IN BOOK 65 PAGE 202-203
ATTEST Frances Kuitman TOWN CLERK