

W A R R A N T Y D E E D

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ALISON T. STODDARD and HILDA B. STODDARD, of Rochester, in the County of Windsor and State of Vermont, Grantors, in consideration of the sum of One Dollar and Other Good and Valuable Consideration paid to our full satisfaction by JACK R. MCGOWAN, and SUSAN ANN BOVE MCGOWAN of Rochester, in the County of Windsor and State of Vermont and DOLORES PERONACE, of Northfield, County of Atlantic, State of New Jersey, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, JACK R. MCGOWAN, SUSAN ANN BOVE MCGOWAN and DOLORES PERONACE, as joint tenants with right of survivorship, and their heirs and assigns, forever, a certain piece of land in the Town of Rochester, in the County of Windsor, and State of Vermont, described as follows, viz:

Being a parcel of 1.14± acres, situated on the northerly side of but not adjacent to Route 73 in Rochester and being a portion of the land and premises conveyed to Alison T. Stoddard, Hilda B. Stoddard and Lionel Campagna by the Warranty Deed of Jody H. Bissonnette and Brian P. Bissonnette dated June 27th, 1988 and recorded in Book 50, Pages 578-579 of the Rochester Land Records.

These premises are depicted as Lot #3 on the survey map by Norman R. Smith, Inc. entitled "ALISON & HILDA STODDARD LIONEL CAMPAGNA Rochester, Vermont" Dated September 12, 1989 and recorded in Map Book 2, Page 37 of the Rochester Land Records, said premises are more particularly described as follows:

Commencing at a point marked by an iron pin set at a common corner between the parcel herein conveyed and Lot #2, which point is located a distance of approximately 484.1 feet on a course of North 23° 09' 00" East and partially along a stone wall from a 4X4 cement post lying in the northerly line of Vermont Route 73;

Thence proceeding N 23° 09' 00" E a distance of 415 feet along the common boundary with lands now or formerly of McGuiffin to United States Forest Service Corner Monument #36-810B;

Thence turning and proceeding S 27° 54' 00" E a distance of 290 feet to a point marked by an iron pin set in the ground;

Thence turning and proceeding S 80° 06' 00" W a distance of 145 feet along the common boundary between this lot and the Common Land to an iron pin set in the ground;

Thence turning and proceeding S 12° 54' 00" E a distance of 92 feet along the common boundary between this Lot and the Common Land to an iron pin set in the ground;

Thence proceeding S 86° 32' 13" W a distance of 176.9 feet along the common boundary with Lot #2 to the point and place of beginning;

These premises are subject to the terms and conditions of State of Vermont Subdivision permits #EC-3-1580 dated April 14, 1989 and recorded in Book 52, at Page 95 of the Rochester Land Records and #EC-3-1580-RI/DE 3-1740 dated August 8, 1989 and recorded in Book 52, at Page 255 of the Rochester Land Records.

Included in this conveyance is an undivided one-third interest in the common land consisting of 3.11 acres as shown on the above-referenced survey. The obligation to maintain this common land shall be shared equally by the owners of Lots 1, 2, and 3, subject to the provisions of a certain Declaration of Covenants and Restrictions and Establishment of Owner's Association for Lyon Pit common land dated October 10, 1990 and recorded in Book 54 at Page 60 of the Rochester Land Records.

Included in this conveyance is an easement and common right-of-way over the drive located on the so-called common land for ingress and egress as shown on the above-referenced survey map. The easement and right -of-way is to be used in common with the owner of Lot #2. The obligation to maintain the right-of-way shall be shared equally by the owners of Lot #2 and Lot #3.

The common land is also subject to a utility line easement in favor of Rochester Electric Light and Power Company as shown on the survey, and the right to maintain that easement described in the easement deed of record in the Rochester Land Records. Said easement is dated July 1987, and recorded in Book 52, at Page 233 of the Rochester Land Records.

The common land is further conveyed subject to all permit conditions and restrictions as approved by the Rochester Planning Commission.

The common land is hereby conveyed subject to a covenant prohibiting the construction of any improvements other than as noted above.

Lionel Campagna conveyed to Alison T. Stoddard and Hilda B. Stoddard his undivided one-half interest in and to these premises by Warranty Deed dated May 19, 1990 and recorded in Book 53, at Page 197 of the Rochester Land

Records.

These premises are subject to the terms and conditions of State of Vermont Land Use Permit #3WO 511-1 dated October 28, 1991 and recorded in Book 55, at Page 331 of the Rochester Land Records.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, JACK R. MCGOWAN, SUSAN ANN BOVE MCGOWAN and DOLORES PERONACE, as joint tenants with right of survivorship, and their heirs and assigns, to their own use and behoof forever; and we the said Grantors, ALISON T. STODDARD and HILDA B. STODDARD, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, JACK R. MCGOWAN, SUSAN ANN BOVE MCGOWAN and DOLORES PERONACE, and 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 whatsoever, except as aforesaid.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 5th day of December, 1997.

In the Presence Of:

[Signature]
WITNESS

[Signature]
ALISON T. STODDARD

WITNESS

[Signature]
HILDA B. STODDARD

STATE OF Vermont]
] ss.
COUNTY OF Rutland]

At Sherburne, this 5th day of ^{December} November, 1997, ALISON T. STODDARD and HILDA B. STODDARD, personally appeared and acknowledged this instrument by them sealed and subscribed, to be their free act and deed

Before me,

[Signature]
Notary Public

ROCHESTER TOWN CLERK'S OFFICE
REC'D FOR RECORD Apr 17 A. D. 1998
AT 9 O'CLOCK 15 MINUTES AM
AND RECORDED IN BOOK 63 PAGE 49-51
ATTEST [Signature] TOWN CLERK

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. Rac 98118
Signed [Signature] Clerk
Date Apr 17, 1998

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that we, ALISON T. STODDARD and HILDA B. STODDARD, of Rochester, in the County of Windsor and State of Vermont, Grantors, in the consideration of One Dollar and other good and valuable consideration paid to our full satisfaction by JACK R. MCGOWAN and SUSAN ANN BOVE MCGOWAN of Rochester, in the County of Windsor and State of Vermont, Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the said Grantees, JACK R. MCGOWAN AND SUSAN ANN BOVE MCGOWAN, husband and wife, as tenants by the entirety, to them, the survivor of them, and their heirs and assigns forever, a certain piece of land in Rochester in the County of Windsor and State of Vermont, described as follows, viz:

Being a parcel of 1.47 acres, with dwelling house since constructed thereon, situated on the northerly side of but not adjacent to Vermont Route 73 in Rochester and being a portion of the land and premises conveyed to Alison T. Stoddard, Hilda B. Stoddard and Lionel Campagna by the Warranty Deed of Jody H. Bissonnette and Brian P. Bissonnette dated June 27, 1988 and recorded in Book 50, Pages 578-579 of the Rochester Land Records.

These premises are depicted as Lot #2 on the survey map by Norman R. Smith, Inc. entitled "ALISON & HILDA STODDARD LIONEL CAMPAGNA Rochester, Vermont" dated September 12, 1989 and recorded in Map Book 2, Page 37 of the Rochester Land Records, said premises are more particularly described as follows:

COMMENCING at a point marked by an iron pin set approximately 250 feet northerly of the northerly side of Vermont Route 73, and located westerly of a common driveway, and marking the easterly corner of the parcel herein conveyed;

THENCE proceeding N 45° 24' 00" W a distance of 275 feet to a point marked by an iron pin set, marking a common corner with Lot #3;

THENCE turning and proceeding S 86° 32' 13" W a distance of 176.9 feet along the common boundary with Lot #3, to a point marked by an iron pin set on the common boundary between the parcel herein conveyed and lands now or formerly of McGuffin;

THENCE turning and proceeding S 23° 09' 00" W a distance of 249.1 feet along the common boundary with lands now or formerly of McGuffin and partially along a stone wall to a

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point marked by an iron pin set in a stone wall, marking the common corner between the parcel herein conveyed and Lot #1;

THENCE turning and proceeding S 81° 51' 00" E a distance of 85 feet along the common boundary with Lot #1, to a point marked by an iron pin set, marking the common corner between the parcel herein conveyed, Lot #1 and the so-called Common Land;

THENCE turning and proceeding N 22° 24' 38" E a distance of 60.7 feet along the common boundary between the parcel herein conveyed and the Common Land to a point marked by an iron pin set in the ground;

THENCE turning and proceeding N 89° 36' 00" E a distance of 363 feet along the common boundary with the Common Land to the POINT and PLACE of BEGINNING.

These premises are subject to the terms and conditions of State of Vermont Subdivision permits #EC-3-1580 dated April 14, 1989 and recorded in Book 52, at Page 95 of the Rochester Land Record and #EC-3-1580-RI/DE 3-1740 dated August 8, 1989 and recorded in Book 52, at Page 255 of the Rochester Land Records.

Included in this conveyance is an undivided one-third interest in the common land consisting of 3.11 acres as shown on the above-referenced survey. The obligation to maintain this common land shall be shared equally by the owners of Lots 1, 2, and 3, subject to the provisions of a certain Declaration of Covenants and Restrictions and Establishment of Owner's Association for Lyon Pit common land dated October 10, 1990 and recorded in Book 54 at Page 60 of the Rochester Land Records.

Included in this conveyance is the right of the owner of Lot #2 to install, repair and maintain a wastewater disposal system on the common land in accordance with the terms and conditions of the State of Vermont subdivision permit issued for Lot #2.

Included in this conveyance is an easement and right-of-way over the drive located on the so-called common land for ingress and egress as shown on the above-referenced survey map. The easement and right-of-way is to be used in common with the owner of Lot #3. The obligation to maintain the right-of-way shall be shared equally by the owners of Lot #2 and Lot #3.

The common land is also subject to a utility line easement in favor of Rochester Electric Light and Power Company as shown on the survey, and the right to maintain that easement described in the easement deed of record in the Rochester Land Records. Said easement deed is dated July____, 1987,

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and recorded in Book 52, at Page 233 of the Rochester Land Records.

The common land is further conveyed subject to all permit conditions and restrictions as approved by the Rochester Planning Commission.

The common land is hereby conveyed subject to a covenant prohibiting the construction of any improvements other than as noted above.

Lionel Campagna conveyed to Alison T. Stoddard and Hilda B. Stoddard his undivided one-half interest in and to these premises by Warranty Deed dated May 19, 1990 and recorded in Book 53, Page 197 of the Rochester Land Records.

These premises are subject to the terms and conditions of State of Vermont Land Use Permit #3WO 511-1 dated October 28, 1991, and recorded in Book 55 at Page 331 of the Rochester Land Records.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, JACK R. MCGOWAN and SUSAN ANN BOVE MCGOWAN their heirs and assigns, to their own use and behoof forever; and we, the Grantors, ALISON T. STODDARD and HILDA B. STODDARD, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, JACK R. MCGOWAN and SUSAN ANN BOVE MCGOWAN 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 for utility easements/encumbrances of record and except as otherwise stated above; and I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as otherwise specified above.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 27th day of July, 1994.

IN PRESENCE OF:

Stephen Alan
Witness

Alison T. Stoddard
Alison T. Stoddard LS

Ruth E. Clough
Witness

Hilda B. Stoddard
Hilda B. Stoddard LS

RUTH E. CLOUGH
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STATE OF VERMONT
 COUNTY OF Windsor, ss.

At Brandon, in said county, this 7th day of July, 1994,
 personally appeared ALISON T. STODDARD and HILDA B. STODDARD
 and they acknowledged this instrument, by them sealed and
 subscribed, to be their free act and deed.

Before me, Stephen A. Cannon
 Notary Public

My Commission Expires 2/10/95

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. Recy 94/28
 Signed F. Hildanotto, Clerk
 Date July 13, 1994

ROCHESTER TOWN CLERK'S OFFICE
 REC'D FOR RECORD July 13 A. D. 19 94
 AT 8 O'CLOCK — MINUTES AM
 AND RECORDED IN BOOK 59 PAGE 126-129
 ATTEST Frances Guillette TOWN CLERK

RUTH E. CLOUGH
 ATTORNEY AT LAW
 P. O. BOX 129
 BETHEL, VERMONT
 05032
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**ACT 250 DISCLOSURE STATEMENT
VERMONT ENVIRONMENTAL BOARD
MONTPELIER, VERMONT 05602**

NOTE: IF THIS TRANSACTION DOES NOT INVOLVE THE PARTITION OR DIVISION OF LAND, THIS ACT 250 DISCLOSURE STATEMENT IS NOT REQUIRED.

1. SUBDIVIDER'S (TRANSFEROR) FULL NAME(S)	MAILING ADDRESS	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Stoddard, Alison T.	RR 1, Box 232 A Rochester, VT 05676	008-20-1823
Stoddard, Hilda B.	RR 1, Box 232 A Rochester, VT 05676	009-40-1758

NAME OF CONTACT PERSON FOR SUBDIVIDER	MAILING ADDRESS	TELEPHONE NO.
Stoddard, Alison T	RR 1, Box 232A Rochester, VT 05767	802-767-3766

2. BUYER'S (TRANSFeree) FULL NAME(S)	MAILING ADDRESS	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
McGowan, Jack R		155-40-0090
McGowan, Susan Ann Bove		147-48-4934

3. DESCRIPTION OF PROPERTY:
 TOWN Rochester ROAD VT. Rte. 73 NUMBER OF ACRES 1.47 ±

4. State the total number of lots or parcels the Subdivider intends to create as part of this partition or division of land. NUMBER OF LOTS 4

5. Has the Subdivider divided or partitioned any other land within the past five years which is located within the same District or is located within five miles (if in a different district)?
 See map on page 26. NO YES NUMBER OF LOTS 1

6. Have the Subdivider's parents or children (natural or adoptive) or spouse been the seller or buyer of record with respect to any partition or division of land in the same District or within five miles of the land being partitioned within the past five years?
 NO YES If "YES," COMPLETE THE FOLLOWING ABOUT THE FAMILY MEMBER.

NAME	ADDRESS	TAX I.D. NO.	RELATIONSHIP

7. Did the Subdivider profit or derive any consideration or financial benefit from the partition or division of the land of that family member as listed in #6 above.
 NO YES If "YES," COMPLETE THE FOLLOWING.

NAME	ADDRESS	TAX I.D. NO.	RELATIONSHIP