96 Vermont Property Transfer
32 V.S.A Chap. 231
-ACKNOWLEDGEMENT-
Return Received
Return No. 16-25
Signed C. Brown Clerk
Date 8/4/16

STOCKBRIDGE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD/DISCHARGE
This 4th Day of Aug A.D., 2016
At 9:00 O'Clock A M
Received And Recorded in Vol. 81
At Page 96-99
Attest Catherine Brown Town Clerk

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, **Richard W. Bryfogle And JoAnn S. Bryfogle** , husband and wife, of the Town of Stockbridge, County of Windsor, State of Vermont, Grantors, in consideration of ONE DOLLAR ($1.00)AND OTHER GOOD and VALUABLE CONSIDERATION paid to our full satisfaction by Richard Gelgauda and Julie Gelgauda, husband and wife, of 28 Wiffle Tree Road, Wallingford, Connecticut 06492, Grantees, by these presents do freely give, grant, sell, convey and confirm unto said Grantees, **Richard Gelgauda and Julie Gelgauda,** husband and wife, and their heirs and assigns forever a certain piece of land and all improvements located thereon, in the Town of Stockbridge, County of Windsor, State of Vermont, described as follows, viz:

Parcel 1:

Being all and the same lands and premises conveyed to RICHARD W. BRYFOGLE and JOANN S. BRYFOGLE by Warranty Deed of FRED J. CORIELL and DENISE CORIELL, dated January 28, 1999, and recorded in Book 55 at Page 409 of the Stockbridge Land Records, and therein more particularly described as follows:

Being all and the same lands and premises conveyed to FRED J. CORIELL and DENISE CORIELL by Warranty Deed of Anthony J. Sgro, Jr., dated May 28, 1985, and recorded in Book 41 at Page 334 of the Stockbridge Land Records, and therein more particularly described as follows:

Being all and the same lands and premises, together with any and all appurtenances thereto appertaining, that were conveyed to Grantor herein, Anthony J. Sgro, Jr., by Warranty Deed of Thomas F. Michaud, Jr. and Rita W. Michaud dated November 1, 1976, and of record in Book 35 at Pages 188-190 of the Stockbridge, Vermont Land Records, wherein said lands and premises are more particularly described as follows:

Being a parcel of land located in the Town of Stockbridge on the northerly side of Gay Hill Road, so-called, containing 4 acres, more or less, and being the same land and premises conveyed to the within Grantors by three separate deeds, the first being the Warranty Deed of Bertha L. Hoisington to Thomas F. Michaud, Jr., and Rita W. Michaud, dated May 24, 1966, and of record at Volume 32, Page 345 of the Stockbridge Land Records; the second being the Warranty Deed of Bertha L. Hoisington to Thomas F. Michaud, Jr., and Rita W. Michaud dated June 4, 1971, and of record at Volume 33, Page 357 of said Land Records; the third being the Warranty Deed of Bertha L. Hoisington to Thomas F. Michaud, Jr., and Rita W. Michaud dated October 30, 1974,

and of record at Volume 34, Page 279 of said Land Records. Reference may be had to the foregoing deeds, prior deeds therein mentioned and to the Stockbridge Land Records in aid of this description.

The premises herein conveyed are bounded and described as follows:

Beginning at a point in the easterly sideline of Fanny Meadow Road, so-called, which point is the northwesterly corner of the property herein conveyed and the southwesterly corner of property now or formerly owned by one Glen Washburn; thence southerly along the easterly sideline of said Fanny Meadow Road approximately 505.5 feet to an iron pin set in a stone wall at common corner with lands of Bertha Hoisington; thence north 56 degrees 17' east along common boundary with said Hoisington approximately 168.7 feet to a point; thence south 41 degrees 15' east along common boundary with lands of said Hoisington approximately 185 feet to an iron pin and pile of stones set in the northerly sideline of a driveway; thence the following three courses along the northerly sideline of said driveway, first, north 73 degrees 30' east approximately 74 feet to a point, then north 49 degrees 30' east approximately 102 feet to a point, and then south 52 degrees 15' east approximately 14 feet to a point set in the northerly sideline of Town Road #4, commonly known as Gay Hill Road; thence north 47 degrees 15' east along the northerly sideline of Town Road #4 approximately 140 feet to an ash tree set at common corner with lands of Glen Washburn; thence north 67 degrees 33' west along common boundary with lands of said Washburn and passing through an iron pin approximately 378.2 feet to a stone corner at the end of a stone wall; thence north 44 degrees 37' west following said stone wall and along common boundary with lands of said Washburn approximately 35.1 feet to a stone corner; thence north 43 degrees 30' west along common boundary with lands of said Washburn approximately 70 feet to a stone on end; thence north 34 degrees west along common boundary with lands of said Washburn approximately 74 feet to a point; thence north 40 degrees 15' west along common boundary with lands of said Washburn approximately 161 feet to an ash tree; and thence south 68 degrees west along common boundary with lands of said Washburn approximately 185 feet to the point and place of beginning.

These premises are conveyed subject to a water line easement appurtenant to the Hoisington house and running easterly therefrom to the Glenn Hoisington land, to a second water line easement appurtenant to the Hoisington house and running northerly therefrom near the easterly side of the Fanny Meadow Road to the Theodore Green land; and to a utility line easement roughly in the vicinity of the first pipeline herein described.

Reference is hereby made to the above mentioned deeds and records, and to the deeds

and records therein referred to, for a more particular description of the lands and premises being hereby conveyed.

Parcel 2:

Being all and the same land and premises conveyed to Richard Bryfogle and Jo Ann Bryfogle by warranty deed of Daryl R. Grout and Susan J. Montgomery-Grout dated July 25th, 2012 and recorded in the Town of Stockbridge Land Records in Book 77 at Page 204 and more particularly described as follows;

Being all and the same lands and premises conveyed to being more particularly described as follows;

Being approximately 1.3 acres, more or less, with no improvements thereon standing but with spring and water rights appurtenant thereto, all located on the easterly side of Music Mountain Road (formerly Gay Hill Road) and on the northerly side of Fanny Meadow Road and all being all and the same land and premises with buildings since removed, conveyed to Daryl R. Grout and Susan J. Montgomery-Grout by Executor's Deed of Norman Case, Jr. Executor of the Estate of Bertha L. Hoisington which deed is dated December 14, 1992 and is recorded in Book 49, at Page 414 of the Stockbridge Land Records

The lands herein conveyed are bounded on the west (east) by Music Mountain Road (formerly Gay Hill Road), on the south by Fanny Meadow Road and on the remaining boundaries by the lands of Bryfogle as of July 24, 2012.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said Grantees, **Richard Gelgauda and Julie Gelgauda, husband and wife,** , and their heirs and assigns, to their own use and behoof forever, and we the said GRANTORS, **Richard W. Bryfogle and JoAnn S. BRYFOGLE** , husband and wife, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, Richard Gelgauda and Julie Gelgauda, husband and wife, 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 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,

IN WITNESS WHEREOF, we hereunto set our hands and seals this 2nd day of August, 2016.

Richard W Bryfogle

Richard W. Bryfogle

STATE OF VERMONT

COUNTY OF WINDSOR

At Royalton, Vermont, this 2nd th day of August, 2016, personally appeared **Richard W. Bryfogle**, and acknowledged this instrument by him sealed and subscribed, to be his free act and deed.

Before me,

Notary Public

My Commission expires: 2/10/19

JoAnn S. Bryfogle

JoAnn S. Bryfogle

STATE OF VERMONT
COUNTY OF WINDSOR

At Royalton, Vermont, this 2nd day of August, 2016, personally appeared **JoAnn S. Bryfogle**, and acknowledged this instrument by her sealed and subscribed, to be her free act and deed.

Before me,

Notary Public

My commission expires: 2/10/19

August 1, 2016

A true copy. Attest: Catherine Brown Town Clerk