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VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **Bobby B. Cheshire**, of Prospect Harbor, County of Hancock and State of Maine, GRANTOR,

IN CONSIDERATION of good and valuable consideration paid to my full satisfaction by **Marion C. Holaday and Will E. Conkling**, husband and wife, both of San Francisco, County of San Francisco and State of California, GRANTEES, by these presents, do freely,

GIVE, GRANT, SELL, CONVEY, and CONFIRM unto the said GRANTEES, **Marion C. Holaday and Will E. Conkling** husband and wife, as tenants by the entirety, thus to them, to the survivor of them and to their heirs and assigns forever, a certain piece of land in the Town of Rochester, County of Windsor and State of Vermont, described as follows, viz:

Being all the same lands and premises as conveyed to Bobby B. Cheshire by Warranty Deed of Huntington Way, LLC dated October 29, 2010 and recorded November 1, 2010 at Book 89, Page 488 of the Rochester Land Records.

Being a parcel of land, containing 0.07 acres, more or less, together with dwelling house and other improvements thereon standing, identified by Rochester Parcel ID No. 0000VI196. and State of Vermont SPAN NO. 525-165-11177 and commonly known as 109 Park Row, Rochester, Vermont; and more particularly described therein as follows:

“Being all the same lands and premises conveyed to Huntington Way, LLC by Warranty Deed of Brian Cole and Denise Cole dated February 27, 2003 and recorded February 27, 2003 in Book 71, at Pages 335-337 of the Town of Rochester Land Records, and therein being more particularly described as follows:

Being all and the same lands and premises conveyed to Brian J. Cole and Denise Cole, husband and wife, by Warranty Deed of Herschel Douglas Collins, Jr. dated July 26, 1988 and recorded in book 51, Pages 55-57 of the Rochester Land Records, and therein described as follows:

Being all and the same lands and premises conveyed to Herschel Douglas Collins, Jr. and Valerie Paul Collins by Warranty Deed of William C. Giddings and Mary Lou Giddings dated August 9, 1985 and recorded in Book 46 at pages 506-507 of the Rochester Land Records, to which deed, the deeds therein mentioned and the Rochester Land Records reference may be had in aid of this description. Being further described as all and the same lands and premises conveyed to Herschel Douglas Collins, Jr. by Quitclaim Deed of Valerie Paul Collins dated January 16, 1987 and recorded in Book 49 at page 43 of the Rochester Land Records. In the deed to Collins from Giddings, the property is described more particularly as:

Being all and the same lands and premises conveyed to William M. Giddings and Mary Lou Giddings by Warranty Deed of Ann W. Bashaw, dated May 8, 1981 and recorded in Book 41 at pages 350-351 of the Rochester Land Records.

Being a parcel of land, together with the dwelling house thereon standing, located on Park Street Extension in the Village of Rochester.

The premises hereby conveyed are bounded as follows:

Commencing at an iron pin 30.4 feet southeasterly of the former Flora Wood house; thence running easterly 53.90 feet to an iron post; thence turning and running northerly 56.80 feet to land formerly owned by V.M. Huntington; thence turning and running westerly 53.90 feet on the line of said Huntington land and land formerly owned by George E. Stevens to an iron pin; and thence turning and running southerly 53.33 feet to the place of beginning. The measurements are approximately correct. However, the iron pins are to be taken as corners even if there is a variance in the measurements.

Irene Smead Collins joins in this conveyance for the purpose of releasing any homestead interest she may have in the property, and she is not a party to the warranties contained herein.

Reference is hereby made to said deeds and their records and to all prior deeds and their respective records, all in further aid of this description.

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.

For further particulars of description of the property and appurtenances conveyed herein, reference is hereby made to the aforementioned deeds and to all other deeds and instruments affecting said property and appurtenances as are recorded in the Rochester Land Records."

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEES, **Marion C. Holaday and Will E. Conkling**, husband and wife as tenants by the entirety, thus to them, to the survivor of them and to the survivor's heirs and assigns, to their own use and behoof forever, and I the said GRANTOR, **Bobby B. Cheshire**, for myself and my heirs, executors and administrators, do

COVENANT with the said GRANTEES, **Marion C. Holaday and Will E. Conkling**, thus to them and to their heirs and assigns, that until the ensembling of these presents I am the sole owner 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; otherwise I hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever.

I hereunto set my hand and seal this 22<sup>th</sup> day of May 2019.

[Signature]  
WITNESS

[Signature]  
Bobby B. Cheshire

STATE OF MAINE  
COUNTY OF Hancock

At Sullivan, this 22<sup>th</sup> day of May 2019, **Bobby B. Cheshire** personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me: Stacy M. B. Jozzi, Notary Public  
My Commission Expires: 07/27/2025.



ROCHESTER TOWN CLERK'S OFFICE  
REC'D FOR RECORD 6.13 A.D. 2019  
AT 8 O'CLOCK 00 MINUTES AM  
AND RECORDED IN BOOK 103 PAGE 499-501  
ATTEST [Signature] TOWN CLERK

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
**-ACKNOWLEDGEMENT-**  
Return No. 19.25 Date 6/13/19  
[Signature] Clerk