

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That we, Douglas R. Hays and Sonya R. Hays, of Kaufman, County of Kaufman and the State of Texas, Grantors, in consideration of one dollar and other good and valuable consideration, paid to my full satisfaction by Peter Kent Rogal and Laurie J. Salvo, of Rochester, County of Windsor and the State of Vermont, Grantees by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, Peter Kent Rogal and Laurie J. Salvo, as Joint Tenants with Right of Survivorship, and their heirs and assigns, forever, a certain piece of land with a dwelling located thereon, located in Rochester, in the County of Windsor and State of Vermont, described as follows, viz;

Being all the same land and premises conveyed to Douglas R. Hays and Sonya R. Hays, by Warranty Deed of Nancy Peterson, which deed is dated September 22, 2022 and recorded October 10, 2022 in Book 109 at Pages 392-393 of the Town of Rochester Land Records and more particularly described as follows:

Being a parcel of land, said to contain 2.00 acres, to be the same, more or less, together with dwelling house and other improvements thereon standing, identified by Rochester Parcel ID number 00NH236., State of Vermont SPAN NO. 525-165-11640, and commonly known as 3078 North Hollow Road, Rochester, Vermont;

Being all and the same land and premises conveyed to George Peterson (since deceased) and Nancy Peterson by the Warranty Deed of Sandra Kay Bekley, Trustee of the Sandra Kay Beckley Revocable Trust, which deed is dated June 4, 2013 and recorded June 13, 2013 in Book 94, Pages 129-130 of the Rochester Land Records and more particularly described as follows:

Being all and the same lands and premises conveyed to the Sandra K Beckley Revocable Trust by Warranty Deed of Sandra K. Beckley dated March 29, 2007, and recorded in Book 83, Page 263 of the Rochester Land Records. Also, being the parcel of land conveyed to Sandra K. Beckley by Warranty Deed of Lesli K. Sykes O'Dowd and Walter G. Wallner, dated October 24, 2003 and recorded in Book 73, Pages 529-531 of the Rochester Land Records.

Being a parcel of 2.0 acres, more or less, with dwelling house thereon, located on the easterly side of the North Hollow Road, and being all at the same land and premises conveyed to Vincent F. Beck by the Warranty Deed of Richard S. Harvey, Helen H. Wilber, and Robert H. Harvey, which deed is dated July 14, 1995 and recorded in Book 60, Pages 15-16 of the Rochester Lane Records.

The property is more particularly described as follows: Commencing at a pin set in the easterly right-of-way of Town Highway #61 which pin marks the northwesterly corner of the within described premises and the southeasterly corner of land of Gerald and Helen Wilber as described in Book 33, Page 189 of the Rochester Land Records.

THENCE proceeding in a easterly direction along the common line dividing lands of said Wilber on the north from these premises on the south a distance of 240 feet, more or less, to a point which marks the northeasterly corner of the within described

Law Office of
Jeffrey D. Lewis
P.O. Box 588
ROCHESTER, VT
05068
(802)763-7002

jeff@jdlaw.com

premises, the northwesterly corner of land of Marcel Proulx (as described in Book 41, Page 168) on the southerly line of said Wilber;

THENCE turning an angle to the right and proceeding southerly on the line dividing Proulx on the east from these premises on the west a distance of 252 feet, more or less, to a point marking the southwesterly corner of said Proulx and the southeasterly corner of the within described premises;

THENCE turning an angle to the right and proceeding westerly along the line dividing the within described premises on the north from lands now or formerly of Oliver on the south a distance of 242 feet, more or less, to a point in the easterly edge of the right-of-way of Town Highway #61;

THENCE turning an angle to the right and proceeding northerly along the easterly edge of Town Highway #61 a distance of 193 feet, more or less, the point and place of beginning.

The property is subject to a perpetual easement and right-of-way, 10 feet in width, which is appurtenant to land of Proulx as described in Book 41, Page 168. The property is subject to utility line easements and rights-of-way granted Rochester Light and Power Company, Book 32, Page 523 and in Book 32, Page 65. The property is also subject to an underground utility easement granted by Vincent F. Beck to Hybl of record in Book 61, Pages 367-370.

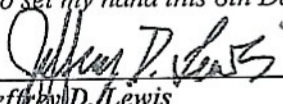
Reference is hereby directed to the aforementioned deeds and their records, to the deeds and records therein referred to, and to the Rochester Land Records in aid of this description.

This conveyance is made subject to and with the benefit of any utility easements, public rights-of-way, spring rights, municipal, state and/or federal permits, easements for ingress and egress, and rights incidental to each of the same as may appear more particularly of record; provided, however, that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated. If it should be determined that all or a portion of the conveyed lands and premises are Vermont perpetual lease land, then same are conveyed as such. Reference is hereby made to the above-described documents, and the documents described therein and to the municipal land records in aid of this description.

Power of Attorney

By signing below, Jeffrey D. Lewis states as follows: He is attorney-in-fact for Douglas R. Hays and Sonya R. Hays under a power of attorney dated June 24, 2025, a copy of the POA to be recorded concurrently with this deed in the Rochester Land Records and, at the time of the signing of this deed, under a power of attorney from them, he did not have actual knowledge of the revocation or termination of the power of attorney by death, disability, or incompetence.

IN WITNESS WHEREOF, I hereunto set my hand this 8th Day of July 2025.



Jeffrey D. Lewis

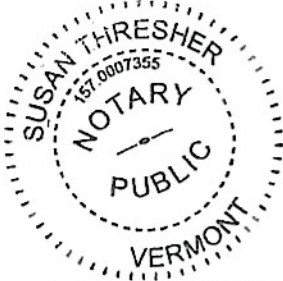
Law Office of
Jeffrey D. Lewis
P.O. Box 588
SOUTH ROYALTON, VT
05068
(802)763-7002

jcl@jdlaw.com

STATE OF VERMONT
COUNTY OF WINDSOR, SS.

At South Royalton, Vermont this 8th Day of July 2025 personally appeared Jeffrey D. Lewis and acknowledged that he executed this instrument as his free act and deed.

BEFORE ME:



Susan R Thresher
Notary Public

My commission expires: 1-31-2027
My commission number: 157.0007355

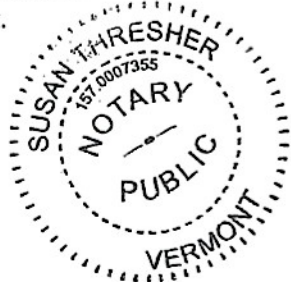
TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Peter Kent Rogal and Laurie J. Salvo, as Joint Tenants with Right of Survivorship, and their heirs and assigns, to their own use and behoof forever; and we, the said Grantors, Douglas R. Hays and Sonya R. Hays, for ourselves and our heirs and assigns, does covenant with the said Grantees Peter Kent Rogal and Laurie J. Salvo, as Joint Tenants with Right of Survivorship, 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 it is FREE FROM EVERY ENCUMBRANCE; except as stated herein; and we do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever; except as stated herein

IN WITNESS WHEREOF, we hereunto set our hands and seals this 8th Day of July 2025.

ROCHESTER TOWN CLERK'S OFFICE
REC'D FOR RECORD 7:15 A.D. 2025
AT 9 O'CLOCK 00 MINUTES AM
AND RECORDED IN BOOK 113 PAGE 209-211
ATTEST *Julie Smith* TOWN CLERK
Douglas R. Hays, by his Attorney-in-Fact Jeffrey D. Lewis
Douglas R. Hays, by his Attorney-in-Fact Jeffrey D. Lewis
Sonya R. Hays, by her Attorney-in-Fact Jeffrey D. Lewis
Sonya R. Hays, by her Attorney-in-Fact Jeffrey D. Lewis

STATE OF VERMONT
COUNTY OF WINDSOR, SS.

At South Royalton, Vermont this 8th Day of July 2025, personally appeared Jeffrey D. Lewis, as Attorney-in-Fact for Douglas R. Hays and Sonya R. Hays and acknowledged that he executed this instrument as his free act and deed on behalf of Douglas R. Hays and Sonya R. Hays as their Attorney-in-Fact.



BEFORE ME:

Susan R Thresher
Notary Public

My Commission Expires: 1-31-2027
My Commission Number: 157.0007355

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

-ACKNOWLEDGEMENT-

Return No. 25-31 Date 7.15.2025

Julie Smith Clerk

Law Office of
Jeffrey D. Lewis
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