

Theodore E. Gavin, by the Warranty Deed of Anne McCallahan Chapin, dated August 22, 1969, and recorded in Book 18, Page 131, of the Land Records of Royalton, Vermont, to which deed, prior deeds therein mentioned and said Royalton Land Records reference may be had in aid of this description.

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, Nancy Bishop Graham, (a/k/a Nancy B. Graham), widow, of West Roxbury, County of Suffolk and Commonwealth of Massachusetts, GRANTOR,

IN CONSIDERATION of good and valuable consideration paid to my full satisfaction by David A. Brown and Kelly L. Brown, husband and wife, both of Bethel, County of Windsor and State of Vermont, GRANTEES, by these presents, do freely,

GIVE, GRANT, SELL, CONVEY, and CONFIRM unto the said GRANTEES, David A. Brown and Kelly L. Brown, 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 Royalton, County of Windsor and State of Vermont, described as follows, viz:

Being a parcel of land said to contain 9.93 acres, to be the same, more or less, together with any improvements thereon standing, accessed directly from Rousseau Road, Royalton, Vermont and being all and the same lands and premises as conveyed to Robert W. Graham (now deceased) and Nancy Bishop Graham, as tenants by the entirety, by the following conveyances:

1. Quit Claim Deed of Doris Greene to Robert W. Graham and Nancy Bishop Graham, dated April 13, 2004 and recorded at Book 77, Page 22 of the Royalton Land Records.
2. Warranty Deed of Robert W. Graham to Robert W. Graham and Nancy Bishop Graham, dated April 19, 2004 and recorded at Book 77, Page 23 of the Royalton Land Records.
3. Quit Claim Deeds to establish a Boundary Agreement by Robert Graham and Nancy Bishop Graham to Thomas J. Wells and Rosemary McLaughlin, dated November 21, 2005 and recorded at Book 83, Page 92 of the Royalton Land Records, and by Thomas J. Wells and Rosemary McLaughlin to Robert Graham and Nancy Bishop Graham, dated December 12, 2005 and recorded at Book 83, Page 90 of the Royalton Land Records.

Robert W. Graham died June 16, 2016. A record of his death is to be recorded herewith in the Royalton Land Records.

The subject lands and premises are more particularly described in the Warranty Deed of Helen C. Gavin to William Henry McCrillis, dated September 7, 1982 and recorded at Book 31, Page 67 of the Royalton Land Records, as follows:

"Being a parcel of approximately 10.1 acres without buildings, situated on the westerly side of Town Road #47 and on the westerly and southerly side of Town Road #49 in Royalton; and being a portion of the lands and premises conveyed to Helen C. Gavin and her late husband,

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These premises are further described as being Lot #8 as shown on that certain survey map by Bruno Associates entitled "Parcel of Land in Royalton, Windsor County, Vermont, belonging to Helen C. Gavin" April, 1977 as revised July 27, 1982, and August 11, 1982, and are bounded and described in accordance therewith as follows:

Commencing at an iron pin set in the westerly right-of-way line of Town Road #47, marking the southeast corner of this parcel and the northeast corner of Lot #9 as shown on said Bruno Associates survey map; thence northerly along the westerly line of Town Road #47 approximately 200 feet to a point marking its intersection with Town Road #49; thence northerly and then westerly along the right-of-way line of Town Road #49 an overall distance of approximately 1,240 feet to an iron pin set in the ground marking the northwest corner of this parcel and the northeast corner of Lot #7 as shown on said Bruno Associates survey map, said Lot #7 being this day conveyed to Theodore E. Gavin et ux; thence south 12° 24' east along common boundary with said Lot #7 approximately 674 feet to an iron pin set in the ground marking the southwest corner of this parcel, common corner with said Lot #7 and common corner with Lot #9 as shown on said Bruno Associates survey map; and thence north 61° 53' east along common boundary with said Lot #9 approximately 557 feet to the point and place of beginning.

Included in this conveyance is a right-of-way for ingress and egress along the course of Town Road #49 in the event said Town Road is ever thrown up by the Town of Royalton."

Reference is hereby made to the Final Decree of Distribution (Real Estate) to Doris Greene and Robert Graham, by the State of Vermont Hartford District Probate Court, Docket No. 11890, in the Matter of The Estate of William H. McCrillis, dated March 18, 2004 by Joanne M. Eitel, Probate Judge, and recorded at Book 77, Page 21 of the Royalton Land Records.

This conveyance is made subject to and with the benefit of any utility easements, public rights-of-way, spring rights, 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 here made to the above-mentioned deed and survey and to all prior deeds, plans and documents in the chain of title for a more particular description of the herein conveyed lands and premises.

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TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEES, **David A. Brown and Kelly L. Brown**, 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, **Nancy Bishop Graham**, for myself and my heirs, executors and administrators, do

COVENANT with the said GRANTEES, **David A. Brown and Kelly L. Brown**, 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 9th day of December 2016.

[Signature]
WITNESS **Brian M. Amones**

[Signature]
Nancy Bishop Graham

STATE OF VERMONT
COUNTY OF WINDSOR

At Norwich, this 9th day of December 2016, **Nancy Bishop Graham** personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me: [Signature], Notary Public
My Commission Expires: February 10, 2019.



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VERMONT PROPERTY TRANSFER TAX
32 U.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
RETURN RECEIVED
(INCLUDING CERTIFICATES AND, IF REQUIRED ACT
250 DISCLOSURE STATEMENT) AND TAX PAID
Signed Rita Hull Asst. Clerk
Date December 15, 2016

ROYALTON TOWN CLERK'S OFFICE
This 15th day of December 20 16
at 7 o'clock and 45 minutes A M
Received for record the instrument of which the foregoing is a true copy.
Attest: Rita Hull Asst. Town Clerk