

VERMONT SUPERIOR COURT  
WINDSOR UNIT

PROBATE DIVISION  
DOCKET NO. 14034

IN RE THE ESTATE OF  
TRUDY R. DUVAL  
LATE OF ROCHESTER, VERMONT

**FINAL DECREE OF DISTRIBUTION (REAL ESTATE)**

On application of James P. Valley, Executor of the Estate of Trudy R. Duval, late of Rochester, Vermont, for a final decree of distribution, consents of all interested persons having been received pursuant to the rules of probate procedure and Vermont Estate Tax Closing Letter and Income Tax Clearance having been received, the Court decrees as follows:

WHEREAS, it appears by the records and files of the Court, that after payment of the debts and funeral charges of the deceased, and the expenses of administration of the estate, there remains in the hands of the Executor the following two parcels of real estate:

1. **Rochester Real Estate**  
Being the lands and premises located at 71 State Garage Road in Rochester, Vermont, as conveyed to Trudy Duval by Warranty Deed of George Johnson and Fannie J. Johnson dated May 2, 1975 and recorded May 9, 1975 in Book 39, Page 338 of the Rochester, Vermont Land Records.
2. **Braintree Real Estate**  
Being one acre of land, more or less, and camp thereon, situated in that part of Braintree known as Peth, as conveyed to Trudy Duval by Warranty Deed of Irving C. Hall and Dorothy B. Hall dated May 5, 1986 and recorded May 10, 1986 in Book 33, Pages 219-220 of the Braintree, Vermont Land Records.

WHEREAS, pursuant to Article Third of her Last Will and Testament, duly proved and allowed, the deceased bequeathed the rest and residue of her property to be divided into equal shares to her nephews, James Valley and Robert Valley;

WHEREAS, pursuant to Article Third and the agreement of the beneficiaries, the court hereby DECREES the real estate located in Rochester, Vermont to James Valley and the real estate located in Braintree, Vermont to Robert Valley.

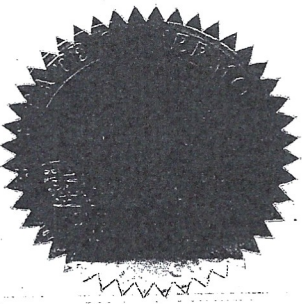
TO HAVE AND TO HOLD the same as aforesaid to James Valley and Robert Valley and their heirs, administrators, executors, and assigns forever.

And the Said Executor is ORDERED to pay over and deliver said estate according to this decree

and to file a copy of the recorded decree therefor in accordance with the rules of probate procedure.

Dated at Woodstock, Vermont this 24 day of April, 2012.

*[Handwritten signature]*  
\_\_\_\_\_  
Joanne M. Ertel, Probate Judge



ROCHESTER TOWN CLERK'S OFFICE  
REC'D FOR RECORD Apr 25 A.D. 20 12  
AT 10 O'CLOCK 05 MINUTES Am  
AND RECORDED IN BOOK 92 PAGE 320, 321  
ATTEST Rebecca Klein TOWN CLERK  
Asst.

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
-ACKNOWLEDGEMENT-  
Return No. 12-18 Date 4/29/12  
Joanne M. Ertel Clerk

Date April 24, 2012  
Certified to be a true copy  
of the original as appears on  
file in this office.  
Rebecca Klein Clerk  
Vermont Superior Court  
Windsor Unit

Know all men by these presents

That Francis Foley and Beatrice M. Foley, husband and wife  
 of Rochester in the County of Windsor and State of Vermont Grantor, \$  
 Dollars  
 in the consideration of One and more  
 paid to our full satisfaction by George B. Johnson and Fannie J. Johnson

of Rochester in the County of Windsor and State of Vermont Grantee, \$  
 by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees  
George B. Johnson and Fannie J. Johnson in the  
 and their heirs and assigns forever, a certain piece of land in  
 County of Windsor and State of Vermont, described as follows, viz:

It being the homestead of the above Grantors which was deeded  
 to them by Warranty Deed by Richard S. and Robert H. Harvey, May 6, 1960  
 as recorded in Rochester Land Records Vol. 33 Page 167, to which  
 reference may be had. The property herein conveyed is bounded as  
 follows: Beginning at the southwest abutment of the bridge  
 which spans the White River in Lower Rochester, thence westerly  
 along the road leading past the house herein conveyed  
 a distance of 300 feet to a corner post, which is a State  
 Highway Marker; thence southerly along the line of land owned  
 by the State Highway Department, a distance of 100 feet; thence  
 easterly, parallel with the said road to the White River;  
 thence northerly along the west bank of the White River to  
 the place of beginning, containing one-half acre of land,  
 more or less, with house and barn standing thereon.

To Have and to Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee \$  
George B. Johnson and Fannie J. Johnson,  
husband and wife, their heirs and assigns, to their own use and behoof forever;  
 and we the said Grantor, \$, Francis Foley and Beatrice M. Foley  
 for ourselves  
 and our heirs, executors and administrators, do covenant with the said Grantee \$,

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; and we

hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever.

In Witness Whereof we hereunto set our hand \$ and seal \$ this 26<sup>th</sup> day of October A. D. 1962

IN PRESENCE OF  
Bernice P. Ordway  
Elwin M. Purce

Francis Foley L.S.  
Beatrice M. Foley L.S.  
 \_\_\_\_\_ L.S.  
 \_\_\_\_\_ L.S.  
 \_\_\_\_\_ L.S.

State of Vermont } At Rochester this 26<sup>th</sup> day of October A. D. 1962  
Windsor County, ss. } Francis Foley and Beatrice M. Foley

personally appeared, and \_\_\_\_\_ acknowledged this instrument, by them sealed and subscribed, to be their  
 free act and deed.

BEFORE ME Bernice P. Ordway Notary Public.  
Rochester Town Clerk's Office October 26 A. D. 1962, at 4 o'clock 15 minutes P. M.  
 Received for record a Deed, of which the foregoing is a true copy.

A True Record. Attest Bernice P. Ordway Town Clerk.  
 I hereby certify that United States stamp to the amount of \$ 4.40