

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT WE, **THOMAS G. TURNER AND AVIS L. TURNER** of the Town of Rutland, County of Rutland, State of Vermont, Grantors, in the consideration of one dollar and other good and valuable consideration paid to our full satisfaction by **LAWRENCE E. BEAUDRY AND PAULA BEAUDRY**, of the Town of Mendon, County of Rutland, State of Vermont, Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, **LAWRENCE E. BEAUDRY AND PAULA BEAUDRY**, their heirs and assigns forever, certain lands and premises located in the Town of Rutland, County of Rutland, State of Vermont and described as follows:

Being all and the same lands and premises conveyed by Thomas G. Turner and Avis L. Turner, husband and wife, to Thomas G. Turner and Avis L. Turner as Tenants by the Entirety, said deed dated November 22, 2006 and recorded November 27, 2006 in Book 146, Page 81 of the Town of Rutland Land Records, to which deed reference may be had for a more particular description.

Being all and the same lands and premises conveyed to Avis L. Turner by Quit Claim Deed of Thomas G. Turner dated September 30, 1998 and recorded in Book 96, Page 44 of the Rutland Town Land Records, to which deed reference may be had for a more particular description.

Being all and the same lands and premises conveyed by Robert J. Romano and Marie G. Romano, husband and wife to Thomas G. Turner and Avis L. Turner, husband and wife, by deed dated August 7, 1978 and recorded August 9, 1978 in Book 27, Page 136 of the Town of Rutland Land Records and therein described as follows:

"Being all the same lands and premises conveyed to Robert J. Romano and Marie G. Romano, husband and wife, the grantors herein, by Hitzel-Farnham Corporation, a Vermont Corporation, by its warranty deed dated June 12, 1972 and recorded in the Land Records of said Town of Rutland in Book 20 at Pages 406-7 and wherein said lands and premises are described as follows:

RUTLAND TOWN CLERK'S OFFICE
Received For Record

This 21 day of JULY A.D. 2008
At 8 o'clock 05 minutes A M and
Recorded in Rutland Town Land Records in Book 155
Page 331
Attest Marie K. Hyjek Town Clerk
MARIE K. HYJEK

1

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Received - (including certificates and, if
required, Act. 250 disclosure statement) and tax paid.
Return No. #08-91
Date 7/21/2008
Clerk Marie K. Hyjek
MARIE K. HYJEK

'Being a portion of the "Killington Heights South" Development (Hitzel-Farnham Corp. property) located on the southerly side of Killington Avenue (Town Highway No. 20) in the Town of Rutland, Vermont, hereinafter referred to as Lot No. 1 and described as follows:

Beginning at an iron pipe located at the intersection of the southerly line of Killington Avenue (Town Highway No. 20) and the easterly line of "Hitzel Terrace" (a proposed town highway) in the Town of Rutland, County of Rutland, State of Vermont; thence South $76^{\circ}-36'$ East a distance of one hundred fifty nine and forty five one hundredths (159.45) feet along the southerly line of Killington Avenue (Town Highway No. 20) to an iron pipe set in the southerly line of said highway and set at the northwest corner of lands now or formerly belonging to the Victoria St. Peter Estate; thence South $12^{\circ}-24'$ West a distance of two hundred thirty four and fifty one hundredths (234.50) feet along a stone wall and a portion of the westerly line of lands now or formerly belonging to the Victoria St. Peter Estate to an iron pipe set in the westerly line of said property and marking the northeast corner of Lot No. 2 of Killington Heights South; thence North $61^{\circ}-18'$ West a distance of one hundred sixty eight and ninety one hundredths (168.90) feet along the northerly line of Lot No. 2 of Killington Heights South to an iron pipe marking the northwest corner of said Lot No. 2 and set in the easterly line of "Hitzel Terrace" (a proposed town highway) thence North $13^{\circ}-13'$ East a distance of one hundred eighty nine and eighty five one hundredths (189.85) feet along the easterly line of "Hitzel Terrace" (a proposed town highway) to the point and place of beginning.

All bearings in the above description are based on Magnetic North (June 1969) and the above described parcel (Lot No. 1 – Killington Heights South) contains thirty four thousand one hundred forty three (34,143) square feet or seventy eight one hundredths (0.78) of an acre be the same more or less.

Further reference is made to a survey plat (map) entitled – PLAT NO. 1 – 'KILLINGTON HEIGHTS SOUTH' (HITZEL-FARMHAM CORPORATION) LOTS 1 THRU 12, 13, 16 AND LOTS 37 THRU 45 – KILLINGTON AVENUE – (TOWN HIGHWAY NO. 20) – TOWN OF RUTLAND, VERMONT – DATE: JULY 1969 which is on file or is to be filed in the Land Records at the Rutland Town Clerk's Office in aid to the foregoing. The survey was performed by and the plat prepared by A.C.F. Precision Surveys, Inc. of Rutland, Vermont.

Being a portion of lands and premises conveyed to the Grantor herein by Warranty Deed of Catherine S. Hitzel dated February 28, 1969 and recorded in the land records

of the Town of Rutland in Book 18, Page 411-412.

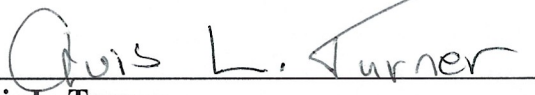
SUBJECT, HOWEVER, to all of the provisions including easements, rights, conditions and restrictions contained in a certain instrument entitled 'THE HITZEL FARNHAM CORPORATION DECLARATION OF EASEMENTS AND RESTRICTIONS, ETC.' dated July 15, 1969 and recorded in Book 18, Page 569-571 of the Town of Rutland land records.

Reference is hereby had to all of the above instruments and the record of each thereof for all purposes.'"

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **LAWRENCE E. BEAUDRY AND PAULA BEAUDRY**, husband and wife, their heirs and assigns, to their own use and behoof forever; and, WE, the said Grantors, **THOMAS G. TURNER AND AVIS L. TURNER**, for ourselves, our heirs, executors and administrators, do covenant with the said Grantees, **LAWRENCE E. BEAUDRY AND PAULA BEAUDRY**, husband and wife, 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 it is free from every encumbrance, except as aforesaid; and, We, **THOMAS G. TURNER AND AVIS L. TURNER**, engage to warrant and defend the same against all lawful claims whatever.

IN WITNESS WHEREOF, We hereunto set our hands and seals on this 18th day of July, 2008.


Thomas G. Turner


Avis L. Turner

STATE OF VERMONT
COUNTY OF RUTLAND, SS

At the City of Rutland this 18 day of July 2008, Thomas G. Turner and Avis L. Turner, personally appeared, and they acknowledged this instrument, by their hands sealed and subscribed, to be their free act and deed.

Before me:

Paul S. Lulig
Notary Public
My Commission Expires 2/10/2010