

WARRANTY DEED

PROPERTY ADDRESS: 163 Rocky Ridge Road, Killington, Vermont

I, ROBERT W. VOKEY, an individual, of 15 Lakeview Avenue, Mansfield, Bristol County, Massachusetts 02048, for consideration paid, and in full consideration of less than one hundred dollars

grant to ROBERT W. VOKEY, Trustee of the ROBERT W. VOKEY REVOCABLE LIVING TRUST, dated October 30, 2003, of 15 Lakeview Avenue, Mansfield, Bristol County, Massachusetts 02048,

with *warranty covenants*

a certain piece of land in Sherburne, in the County of Rutland, and State of Vermont, described as follows:

Being all and the same lands and premises conveyed to Robert W. Vokey by Warranty Deed of Robert W. Vokey and Wesley C. Vokey dated July 30, 1993 and recorded in Book 135 at Page 104 of the Sherburne Land Records, and therein more particularly described as follows:

Being all and the same lands and premises conveyed to Robert W. Vokey and Wesley C. Vokey by Warranty Deed of Claus E. Shwarzkopf dated June 13, 1986, and recorded in Book 87 at Page 488 of the Sherburne Land Records, and therein more particularly described as follows:

Being all and the same lands and premises conveyed to Claus E. Schwarzkopf by Warranty Deed of William E. Schon and Susan E. Schon, husband and wife, dated June 22, 1978 and recorded in the Town of Sherburne Land Records in Book 39, at Page 373, and described therein as follows, viz:

"Being all and the same lands and premises conveyed to Williams H. Schon and Wife by deed of Marcia S. Nicosia dated October 4, 1974 and recorded in the Town of Sherburne Land Records in Book 32 at Page 463, and more particularly described as follows:

Beginning at a point in the north line of Rocky Ridge Road at the southeast corner of Lot No. 27; thence north 33 degrees 30' east for a distance of 200 feet along the east line of said Lot No. 27 to a point in the northeast corner of said Lot No. 27; thence south 63 degrees 30' east for a distance of 190 feet, more or less, to a point marking the northwest corner of Lot No. 31; thence south 33 degrees 30' west for a distance of 226 feet, more or less, along the west line of said Lot 31 to a point in the north line of Rocky Ridge Road, said point marking the southwest corner of said Lot No. 31; thence north 54 degrees 35' west for a distance of 190 feet, more or less, along the north line of Rocky Ridge Road to the point and place of beginning.

Meaning to convey Lot No. 29 on a Plan entitled "Survey of Rocky Ridge Road leading easterly from West Hill Road and laid out lots on north and south side of said road. Lands of Brown, Southworth, C. Ryan, T. Ryan and Noonan, Sherburne, Vermont, dated October 31, 1966, M. H. Welch, Surveyor".

Said land above set forth is subject to the following covenants, restrictions and conditions which to insure this area will grow to be very desirable, We the Grantors, in the absence of established town zoning regulations have drawn up by way of restrictions, the following:

1. To insure reasonable architectural compatibility, building plans are to be submitted to and approved by the Grantors.
2. Minimum living area to be 1,000 sq. ft. Building shall not be less than 50 feet from road and back line – 25 feet from side lines. Out-buildings should be compatible architecturally to the main structure.
3. Once started, buildings must be completely finished on the outside and trailers, equipment, tents & outdoor storage of materials must be removed from the premises within 15 months of the starting date. Its grounds must be in presentable condition at the conclusion of the period.
4. No commercial businesses are permitted except by written permission of Grantors, their heirs and assigns.
5. No multiple family dwellings are permitted unless authorized in writing by Grantors.
6. Keeping of animals other than domestic pets is prohibited.
7. Sub-dividing of this lot is prohibited.
8. To insure retention of present natural beauty and privacy, to prevent soil erosion, to protect remaining trees, the County Forester shall be consulted before undertaking any significant outting of trees.
9. Waste systems shall include approved septic tanks and adequate drain field. Location of waste disposal system and well shall be included in this plan."

To HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, ROBERT W. VOKEY, Trustee of the ROBERT W. VOKEY REVOCABLE LIVING TRUST, dated October 30, 2003, and that I, ROBERT W. VOKEY, Grantor, for myself and my heirs, executors and administrators, do covenant with the said Grantee, ROBERT W. VOKEY, Trustee of the ROBERT W. VOKEY REVOCABLE LIVING TRUST, dated October 30, 2003, that until the ensealing 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; and I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as aforesaid.

255-478

Witness my hand and seal on this 30th day of October, 2003.

Michael T. Cody
Witness

Robert W. Vokey
ROBERT W. VOKEY

Vivian White
Witness

Commonwealth of Massachusetts

Bristol, ss.

October 30, 2003

Then personally appeared the above named ROBERT W. VOKEY and acknowledged the foregoing instrument to be his free act and deed before me.

Michael T. Cody
Michael T. Cody, Notary Public:
Commonwealth of Massachusetts
My commission expires: May 15, 2009

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

Return No. 2062-04
Signed [Signature] Clerk
Date 5-26-04

Received for record May 26 A.D., 2004 at 9:00 a.m.

Attest: [Signature] Killington Town Clerk