STOCKBRIDGE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD/DISCHARGE
This 10th Day of October A.D., 20 08
At 9 O'Clock 00 A M
Received And Recorded In Vol. 72
At Page 349-350
Catherine Brown, Town Clerk

VERMONT WARRANTY DEED

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
- ACKNOWLEDGMENT -
Return Rec'd.--Tax Paid--Board of Health Cert. Rec'd.--
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 08-34
Signed C. Brown Clerk
Date 10/10/08

KNOW ALL PERSONS BY THESE PRESENTS that We, Margaret Forcier-Hurd and John G. Hurd, of Stockbridge, County of Windsor, and State of Vermont, GRANTORS IN CONSIDERATION of ten dollars ($10.00) and other valuable consideration paid to our full satisfaction by John J. Cambra and Cheré A. Cambra, of Bayville, County of Ocean, and State of New Jersey, GRANTEES, by these presents, do freely, GIVE, GRANT, SELL, CONVEY, and CONFIRM unto the said GRANTEES,John J. Cambra and Cheré A. Cambra, husband and wife, as tenants by the entirety, thus to them, to the survivor of them and to their heirs and assigns forever, a parcel of land in Stockbridge, County of Windsor, and State of Vermont, described as follows:

Being all and the same land and premises conveyed to Margaret Forcier-Hurd and John G. Hurd, wife and husband, by Warranty Deed of Craig T. Pratt and Tonia L. Pratt, dated January 12, 2007, and recorded on January 16, 2007 in Book 70, Pages 6-7 of the Stockbridge Land Records. The parcel is more particularly described in that deed as follows:

"Being all and the same land and premises conveyed to Craig T. Pratt and Tonia L. Pratt, husband and wife, by the Quitclaim Deed of Criag T. Pratt dated March 10, 2006 and recorded in Book 68, at Page 125 of the Stockbridge land records.

Being a parcel of land containing 0.86 acres, more or less, with dwelling house and other improvements thereon standing, situated at the junction of the back road from Bethel to Gaysville and the Lilliesville Brook Road and being all and the same land and premises, with additional improvements since added, as was conveyed to Craig T. Pratt by the warranty deed of Walter N. Bryan and Annette J. Bryan dated January 4, 1989, and recorded in Book 45 at Pages 484-485 of the Stockbridge land records.

The property is bounded and described in said deed as follows:

> Beginning at a red-painted iron pipe set in stones and standing in the center of Lilliesville Brook about 25 feet westerly of the center line of the Town Road where it crosses Lilliesville Brook Bridge (Sta. 1 on plat); thence North 55° East 35 feet more or less to a red-painted iron pipe, set in stones located 34 feet from the center line of said Bridge and about 25 feet westerly of the center line of said Bethel to Gaysville Highway (Sta. 2); thence North 33°45' East along the northwesterly side of Bethel to Gaysville Highway about 67 feet to a red-painted iron pipe set in stones about 25 feet westerly of said Highway (Sta. 3); thence North 11° West along westerly side of the Lilliesville Brook Road about 51 feet to a red-painted iron pipe set in stones 25 [feet]westerly from the center line of said Lilliesville Brook Road (Sta. 4); thence North 23° 15' West along the westerly side of said Lilliesville Brook Road about 249.5 feet to a red-painted iron pipe set in stones about 25 feet west of the center line of said road (Sta. 5); thence North

52° 30' West about 75 feet to the center line of Lilliesville Brook; and thence following the center line of Lilliesville Brook in a general southeasterly direction about 360 feet to the point of beginning. In 1966 Stations 2, 3, 4 and 5 were witnessed by three hacks painted red in nearby trees."

Subject to utility lines easements as may appear of record.

Reference is hereby made to survey map entitled "Survey Parcel of Land located in Town of Stockbridge, County of Windsor, State of Vt. being conveyed by Ludwick J. and Geneva M. Gaiko, Bethel, Vt. to Lawrence Larson, Woodbridge, N.J." prepared by John F. Paul, dated May 14, 1966, and recorded in Book 32, :Page 348 of the Stockbridge Land Records.

Reference is hereby directed to the aforementioned deeds and its records, to the deeds and records therein referred to, and to the Stockbridge land records in aid of this description.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEES, John J. Cambra and Chere´ A. Cambra, husband and wife, as tenants by the entirety, thus to them, to the survivor of them and to their heirs and administrators forever, and WE the said GRANTORS, Margaret Forcier-Hurd and John G. Hurd, for ourselves and our heirs, executors and assigns, do COVENANT with the said GRANTEES, John J. Cambra and Chere´ A. Cambra, and 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 the premises are FREE FROM EVERY ENCUMBRANCE except as aforesaid; otherwise we hereby engage to WARRANT and DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF, We hereunto set our hands and seals this ____ day of October, 2008.

Witness

Margaret Forcier-Hurd L.S.

John G. Hurd L.S.

STATE OF VERMONT
ORANGE COUNTY, SS.

At Randolph this 7th day of October, 2008, Margaret Forcier-Hurd and John G. Hurd, personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, _____, Notary Public

My commission expires: February 10, 2011

A true copy. Attest: Catherine Brown Town Clerk