

VERMONT QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT we, DENNIS D. ALLYN and M. JENSINE ALLYN, husband and wife, of Rochester, in the County of Windsor and the State of Vermont, Grantors, in the consideration of One Dollar (\$1.00) and other valuable consideration paid to our full satisfaction by JOANNE KRISTINE PATTEN, of Rochester, in the County of Windsor and State of Vermont, Grantee, have **REMISED, RELEASED AND FOREVER QUITCLAIMED** unto JOANNE KRISTINE PATTEN, and her heirs and assigns all right and title which we have in and to certain land and premises in the town of Rochester, County of Windsor and State of Vermont as follows, viz:

Being all of our interest in and to a certain land and premises as was conveyed to DENIS D. ALLYN and M. JENSINE ALLYN, husband and wife, by Warranty Deed of JOHN McMURTRY and JANICE A. McMURTRY, husband and wife, of Crestline, County of San Bernardino and State of California dated June 22nd, 2001 and recorded in Book 67 Pages 617-618 of the Rochester Land Records and being more particularly described therein as follows:

"Being all and the same land and premises conveyed to John McMurtry and Janice A. McMurtry by Warranty Deed of Shepeg, Inc., dated November 16, 1984 and recorded in Book 46, pages 129-131 of the Rochester Land Records, being more particularly described in relevant part therein as follows:"

"Being a PORTION of the same lands and premises described in a Warranty Deed from Lura A. Wheeler and Henry R. Wheeler to Shepeg, Inc. dated 8 October 1960, recorded in Book 35 at Page 213 of the Rochester Land Records; the PORTION conveyed herein is shown as "Lot 5" on a plat plan entitled "Shepeg, Inc., Rochester, Vermont" prepared by Norman R. Smith, Inc, dated 30 April 1984, revised 25 June 1984 and 29 August 1984. Said plat plan on file with the Rochester Town Clerk. [The plat dated June 25, 1984 is recorded in Map Book 1, page 122]. The lands and premises conveyed herein contain 10.2 acres, more or less, and are more particularly described as follows:"

"Commencing at a point in the easterly edge of the right of way of the Bethel Mountain Road, so-called, (State Aid Highway No. 1), said point marking the southwest corner of the lands and premises conveyed herein and the northwest corner of Lot 6 as shown on aforesaid plat plan, said point being marked by an iron pipe;

"thence running N 88° 59' 15" E 1729.2 feet along the northerly boundary of Lot 6 as shown on the aforesaid plat plan to a point marked by an iron pipe;

"thence running N 01° 10' 00" W 249.1 feet to a point marked by an iron pipe marking the northeast corner of Lot 5 as shown on the aforesaid plat plan;

"thence running S 89° 25' 00" W 1746.6 feet along the southerly boundary of Lot 4 as shown on the aforesaid plat plan to a point marked by an iron pipe situate in the easterly edge of the right of way of the aforesaid Bethel Mountain Road;

"thence running in a southerly direction along the easterly edge of the right of way of the aforesaid Bethel Mountain Road 262.8 feet, more or less, to the point of beginning;

"The Grantor conveys to the Grantees, their heirs and assigns, by QUITCLAIM ONLY, all of the lands and premises located westerly of the above-described lands and premises to the center line of the Bethel Mountain Road.

"SUBJECT TO the order of the Rochester Planning Commission dated 2 November, 1984."

The property being conveyed is subject to an easement to Rochester Electric Light and Power Company, dated May 15, 1997 and recorded in Book 62, page 53 of the Rochester Land Records.

Reference may be had to said deeds and their records and to all prior deeds and their records in aid of this description.

This conveyance is subject to utility easements and rights-of-way appearing of record; provided, however, that any encumbrances otherwise extinguished by the Record Title Act are not hereby revived.

TO HAVE AND TO HOLD all our rights and title in and to said quitclaimed premises, with the appurtenance thereof, to the said JOANNE KRISTINE PATTEN, and her heirs and assigns forever. **AND FURTHERMORE** we, Grantors, DENNIS D. ALLYN and M. JENSINE ALLYN, husband and wife, do for ourselves and our heirs, successor, covenant with the said JOANNE KRISTINE PATTEN, and her heirs and assigns, that from and after the ensealing of these presents that we, Grantors, DENNIS D. ALLYN and M. JENSINE ALLYN, husband and wife, will have and claim no right in or to the said quitclaimed premises.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 23 day of October, 2014. 10/23/14

In presence of:

Witness

Witness

Dennis D. Allyn L.S.
DENNIS D. ALLYN

M. Jensine Allyn L.S.
M. JENSINE ALLYN

STATE OF VERMONT
WINDSOR COUNTY, SS

At Rochester, Vermont, this 23 day of October, 2014, DENNIS D. ALLYN and M. JENSINE ALLYN, husband and wife, personally appeared and acknowledged this instrument by their seal and subscribed, to be their free act and deed.

Before me:

[Signature]
Notary Public

Commission expires 2/10/2015

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

-ACKNOWLEDGEMENT-

Return No. 14-44 Date 10/30/14

Joanne McDonald Clerk

ROCHESTER TOWN CLERK'S OFFICE

REC'D FOR RECORD Oct 30 A.D. 2014

AT 10 O'CLOCK 30 MINUTES Am

AND RECORDED IN BOOK 96 PAGE 108-109

ATTEST Joanne McDonald TOWN CLERK