

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, WILLIAM W. GIBSON, of Rochester, County of Windsor and State of Vermont, GRANTOR,

IN CONSIDERATION of ten dollars (\$10.00) and other valuable consideration paid to my full satisfaction by MARK G. ALEXANDER, of Portola Valley, County of San Mateo, and State of California, GRANTEE, by these presents, do freely,

GIVE, GRANT, SELL, CONVEY, and CONFIRM unto the said GRANTEE, MARK G. ALEXANDER, thus to him, and to his heirs and assigns forever, a certain piece of land in the Town of Rochester, County of Windsor and State of Vermont, described as follows, viz:

Being a parcel of land said to contain 2.5 acres, more or less, together with dwelling house and other improvements thereon standing, and now designated as 40 Cannon Drive, Rochester, Vermont, and being all and the same land and premises as conveyed to William W. Gibson by warranty deed of Catherine M. Spiro, dated April 15, 2008, and recorded at Book 85, Page 271 of the Rochester Land Records; and further described therein as follows:

Being all and the same lands conveyed to Joel Spiro (now deceased) and Catherine M. Spiro by the following deeds:

1. Being a parcel of land described by prior deed as containing 1 acre, more or less, conveyed by warranty deed of Arthur R. Newell and Arlene J. Newell, dated November 15, 1976, and recorded at Book 39, Page 507 of the Rochester Land Records, together with the appurtenant right of way, all as more specifically described in the warranty deed from Ralph C. White and Marcia P. White to Richard Schroer and Gay Schroer, dated June 15, 1971, and recorded at Book 34, Page 192 of the Rochester Land Records; and
2. Being a parcel of land described by deed as containing 1.5 acres, conveyed by warranty deed of Gordon Bettis and Virginia Bettis, dated December 30, 1986, and recorded at Book 49, Page 14 of the Rochester Land Records.

The within conveyed lands and premises are subject to the terms and conditions of State of Vermont Wastewater and Potable Water Supply Permit No. WW-3-1509, as recorded at Book 85, Page 321 of the Rochester Land Records.

This conveyance is made subject to and with the benefit of any utility easements, public rights-of-way, spring rights, easements for ingress and egress, and rights incidental to each of the same as may appear more particularly of record; provided, however, that this paragraph shall not

PAGE 1 of 2

Tallman Law Associates, PC
26 N. Main St., PO Box 442, Randolph, VT 05060
TEL: (802) 728-9103, (877) 392-5529, FAX: (802) 728-5562
EMAIL: TallmanLaw@MyFairPoint.net

reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated. If it should be determined that all or a portion of the conveyed lands and premises are Vermont perpetual lease land, then same are conveyed as such.

Reference is hereby made to the above-described documents, and the documents described therein and to the municipal 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 GRANTEE, MARK G. ALEXANDER, thus to him, and to his heirs and assigns, to his own use and behoof forever, and the said GRANTOR, WILLIAM W. GIBSON, for his heirs and assigns, does

COVENANT with the said GRANTEE, MARK G. ALEXANDER, and his heirs and assigns, that until the enrolling 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; I otherwise hereby engage to

WARRANT AND DEFEND the same against all lawful claims whatever.

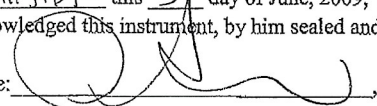
IN WITNESS WHEREOF, I hereunto set my hand and seal this 5 day of June, 2009.



WILLIAM W. GIBSON

STATE OF VERMONT
WINDSOR COUNTY, SS

At ROCHESTER this 5 day of June, 2009, WILLIAM W. GIBSON personally appeared and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me: , Notary Public

My Commission Expires: February 10, 2011.

ROCHESTER TOWN CLERK'S OFFICE

REC'D FOR RECORD JUNE 11 A.D. 20 09

AT 8 O'CLOCK 00 MINUTES AM

AND RECORDED IN BOOK 87 PAGE 164-165

ATTEST Susan P. Sturtevant, TOWN CLERK

POST

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

-ACKNOWLEDGEMENT-

Return No. 08-82 Date 6/11/09
Susan P. Sturtevant Clerk
POST

PAGE 2 of 2

Tallman Law Associates, PC
26 N. Main St., PO Box 442, Randolph, VT 05060
TEL: (802) 728-9103, (877) 392-5529, FAX: (802) 728-5562
EMAIL: TallmanLaw@MyFairPoint.net