

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, ROBERT C. SLEATH, of Rochester in the County of Windsor and the State of Vermont, Grantor, in consideration of TEN AND MORE DOLLARS paid to my full satisfaction by VIVIAN ANN SLEATH and LYNN GREGORY PRICE, of Rochester in the County of Windsor and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, VIVIAN ANN SLEATH and LYNN GREGORY PRICE, and their heirs and assigns forever, a certain piece of land in Rochester in the County of Windsor and State of Vermont, described as follows, viz:

Being a parcel of approximately 2.3 acres with dwelling and garage thereon located on the northerly side of Rochester Town Highway No. 35, and being all the same lands and premises described as the "First Piece" in the warranty deed from Laurence E. White and Elizabeth H. White to Warren E. Martin and Ethel E. Martin dated June 4, 1954 and recorded in Book 30 at page 397 of the Rochester land records. This property was conveyed to Robert C. Sleath and Loretta R. Sleath (deceased), husband and wife, by Administratrix's Deed of Lorraine C. Martin, Administrator of the Estate of Warren E. Martin dated March 14, 1975 and recorded in Book 40 at page 23 of the Rochester land records.

Grantor reserves for himself for the remainder of his natural life the right to use the westerly one acre of the parcel herein conveyed for a mobile home site.

The Grantor also reserves for himself, his heirs and assigns, a 30-foot right-of-way over this parcel from Town Highway No. 35 for the purpose of ingress to and egress from the 8.1-acre parcel being retained by Grantor which lies northwesterly of but not adjacent to the parcel herein conveyed.

This conveyance is subject to easements and rights of way appearing of record.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, VIVIAN ANN SLEATH and LYNN GREGORY PRICE as joint tenants, to them, to the

survivor of them and to their survivor's heirs and assigns, to their own use and behoof forever; and I the said Grantor, ROBERT C. SLEATH, for myself and my heirs, executors and administrators, do covenant with the said Grantees, VIVIAN ANN SLEATH and LYNN GREGORY PRICE and their heirs and assigns, 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 written above.

And I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as written above.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 27th day of September, A.D. 1993.

IN PRESENCE OF

[Signature]
First Witness

[Signature] L.S.
ROBERT C. SLEATH

[Signature]
Second Witness

STATE OF VERMONT
COUNTY OF WINDSOR, SS.

At Rochester, this 27th day of September, 1993 Robert C. Sleath personally appeared and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me [Signature]
Notary Public

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. Reg 93/51
Signed [Signature] Clerk
Date Sept 28, 1993

ROCHESTER TOWN CLERK'S OFFICE
REC'D FOR RECORD Sept 28 A. D. 1993
AT 9 O'CLOCK — MINUTES A.M.
AND RECORDED IN BOOK 58 PAGE 104-05
ATTEST [Signature] TOWN CLERK

QUITCLAIM DEED

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, ROBERT C. SLEATH, of Rochester, County of Windsor and State of Vermont, Grantor, in the consideration of One Dollar and other valuable consideration paid to my full satisfaction by GREG PRICE, of Rochester, county of Windsor and State of Vermont, Grantee, have **REMISED, RELEASED, AND FOREVER QUIT-CLAIMED** unto said Grantee, GREG PRICE, and his heirs or assigns, all right and title which I have in and to a certain piece of land [together with any buildings or improvements thereupon] in the town of Rochester, County of Windsor and State of Vermont, described as follows, viz:

Being approximately 8.10 acres of open land located in Talcville, so-called and being all and the same land and premises conveyed by the Administratrix's deed of Lorraine C. Martin, Administrator of the Estate of Warren E. Martin, Late of Rochester, dated March 14, 1975 and being more particularly described below.

Being all and the same lands and premises conveyed to Warren E. Martin by quit-claim deed of Bemice P. Ordway, dated January 6, 1961 and recorded in Book 36, on Page 484 of the Town of Rochester Land Records, to which deed and records therein contained reference may be had for a more particular description, and being all of the real estate whereof the said Warren E. Martin died seized and possessed in said Town of Rochester.

The herein conveyed premises are subject to power line easements of record.

RESERVING UNTO THE GRANTOR, ROBERT C. SLEATH, A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY WITH FULL POWER TO MORTGAGE, LEASE, SELL OR CONVEY SAID PROPERTY AND THE RIGHT TO ALL INCOME AND PROCEEDS FROM SUCH TRANSFER, FREE OF THE INTEREST OF GRANTEES, DURING THE GRANTOR'S LIFETIME. IN THE EVENT THAT I, ROBERT C. SLEATH, FAIL TO RESIDE AT THE SUBJECT PROPERTY FOR 18 CONSECUTIVE MONTHS, GRANTEE SHALL HAVE THE RIGHT TO TERMINATE THIS LIFE ESTATE UPON THE FILING OF AN AFFIDAVIT CONFIRMING THE FOREGOING.

TO HAVE AND TO HOLD all my rights and title in and to said quitclaimed premises, with the appurtenances thereof to the said, GREG PRICE and his heirs and assigns forever.

AND FURTHERMORE I, Grantor, ROBERT C. SLEATH do for myself and my heirs, covenant with the said GREG PRICE and his heirs and assigns, that from and after the ensembling of these presents, that I, Grantor, ROBERT C. SLEATH, will have and claim no right in or to the said quitclaimed premises.

IN WITNESS WHEREOF, I hereunto set my hand, this 2 day of September, 2015.

In presence of:

Will Chadwick

Witness Signature

WILL CHADWICK

Witness Printed Name

Robert C. Sleath

ROBERT C. SLEATH

STATE OF VERMONT
COUNTY OF WINDSOR, SS.

At ROCHESTER, VERMONT this 2ND day of SEPTEMBER, 2015,

ROBERT C. SLEATH, personally appeared and he acknowledged this instrument by his seal and subscribed, to be his free act and deed.

Notary Public Will Chadwick My commission expires: 2/10/19

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
Return No 15-44 Date 9/2/15
Jeanne McConnell Clerk

ROCHESTER TOWN CLERK'S OFFICE
REC'D FOR RECORD Sp 2 A.D. 2015
AT 9 O'CLOCK 30 MINUTES Am
AND RECORDED IN BOOK 97 PAGE 321-322
ATTEST Jeanne McConnell TOWN CLERK