

Vermont Quitclaim Deed

Know all by these Presents that I, Bruce G. Adams, Grantor, in the consideration of One Dollar paid to my full satisfaction by Beverly M. Adams, Grantee, have Remised, Released, and Forever Quitclaimed to the Grantee, and her heirs and assigns, all right and title which Bruce G. Adams or his heirs have in, and to, a certain piece of land (called "the Property" in this deed) in the Town of Stockbridge, Windsor County, Vermont, and described as follows:

Lot 1:

Being a parcel of land situated northerly of, but not adjacent to Vermont Route 100, and being a portion of the lands and premises conveyed to Bruce G. Adams and Beverly M. Adams by the warranty deed of Aram P. Cazazian dated August 7, 2002, and recorded in Book 59, Pages 629-630 of the Stockbridge Land Records, and being further described as Lot #1 as depicted on a survey map prepared by Rudolph M. Townsend, R.L.S. entitled Subdivision Survey in Stockbridge, VT for Bruce G. & Beverly M. Adams, dated November 4, 2002, revised March 23, 2003, recorded in Map Book 4, Page 502 of the Stockbridge Land Records. The property is more particularly described in accordance therewith as follows:

Beginning at an iron rod set in the northerly edge of the right-of-way of Vermont Route 100, which marks the southeasterly corner of Lot #1, and proceeding south 77 degrees 05 minutes 34 seconds west a distance of 79.12 feet to a 4x4 concrete with brass cap which marks the southwesterly corner of Lot #1;

THENCE turning to the right and proceeding north 16 degrees 36 minutes 59 seconds west a distance of 353.15 feet to an iron rod found;

THENCE turning to the right and proceeding north 53 degrees 42 minutes 06 seconds east a distance of 143.33 feet to an iron rod found;

THENCE turning to the right and proceeding south 39 degrees 33 minutes 10 seconds east a distance of 91.58 feet to an iron rod set;

THENCE turning to the right and proceeding south 00 degrees 43 minutes 52 seconds east a distance of 335.00 feet along the common boundary with Lot #2 to an iron rod set in the northerly edge of the right-of-way Vermont Route 100 which marks the point in place of beginning.

This parcel is subject to and benefitted by a right-of-way 30 feet in width which proceeds in a generally northerly direction from Vermont Route 100 as depicted on the aforementioned survey plat, which right-of-way is to be used for all lawful purposes in common with the owners of Lot 2 and Lot 3.

This parcel is subject to the terms and conditions of Vermont Land Use Permit #EC3-0981, dated October 28, 1980, and recorded in Book 39, Page 435 of the Stockbridge Land Records, and to easements and rights-of-way of record.

Lot 2:

Being a parcel of land situated northerly of, but not adjacent to Vermont Route 100, and being a portion of the lands and premises conveyed to Bruce G. Adams and Beverly M. Adams by the warranty deed of Aram P. Cazazian dated August 7, 2002, and recorded in Book 59, Pages 629-630 of the Stockbridge Land Records, and being further described as Lot #2 as depicted on a survey map prepared by Rudolph M. Townsend, R.L.S. entitled Subdivision Survey in Stockbridge, VT for Bruce G. & Beverly M. Adams, dated November 4, 2002, revised March 23, 2003, recorded in Map Book 4, Page 502 of the Stockbridge Land Records. The property is more particularly described in accordance therewith as follows:

Beginning at an iron rod found at the end of a stonewall in the northerly edge of the right-of-way of Vermont Route 100, which marks the southeasterly corner of Lot 2, and proceeding north 22 degrees 35 minutes 08 seconds east a distance of 340.00 feet along said stonewall to an iron rod set in said stonewall;

THENCE turning to the left and proceeding north 89 degrees 05 minutes 15 seconds west a distance of 212.00 feet along the common boundary with Lot 3 to an iron rod set;

THENCE turning to the left and proceeding along the common boundary with Lot 1 south 00 degrees 43 minutes 52 seconds east a distance of 335.00 feet to an iron rod set to in the northerly edge of the right-of-way of Vermont Route 100;

THENCE turning to the left and proceeding north 77 degrees 05 minutes 34 seconds east a distance of 79.12 feet to an iron rod found, which marks the point in place of beginning.

This parcel is subject to and benefitted by a right-of-way 30 feet in width which proceeds in a generally northerly direction from Vermont Route 100 as depicted on the aforementioned survey plat, which right-of-way is to be used for all lawful purposes in common with the owners of Lot 1 and Lot 3.

Included herewith is a 1988 14' x 70' Skyline Hallmark mobile home, serial number 22160263X.

This parcel is subject to the terms and conditions of Vermont Land Use Permit #EC3- 0981, dated October 28, 1980, and recorded in Book 39, Page 435 of the Stockbridge Land Records, and to easements and rights-of-way of record.

Reference is hereby made to the aforementioned deed and survey, to the deeds and records referred to therein and to the Stockbridge Land Records in aid of this description.

Lot 3:

Being a parcel of land situated northerly of, but not adjacent to Vermont Route 100, and being a portion of the lands and premises conveyed to Bruce G. Adams and Beverly M. Adams by the warranty deed of Aram P. Cazazian dated August 7, 2002, and recorded in Book 59, Pages 629-630 of the Stockbridge Land Records, and being further described as Lot #3 as depicted on a survey map prepared by Rudolph M. Townsend, R.L.S. entitled Subdivision Survey in Stockbridge, VT for Bruce G. & Beverly M. Adams, dated November 4, 2002, revised March 23, 2003, recorded in Map Book 4, Page 52 of the Stockbridge Land Records. The property is more particularly described in accordance therewith as follows:

20968 Adams Quitclaim Deed

Beginning at an iron rod set in a stonewall which marks the southeasterly corner of Lot 3 and proceeding north 21 degrees 54 minutes 40 seconds east a distance of 211.95 feet along said stonewall to a corner marked by an iron rod found which marks the northeasterly corner of Lot 3;

THENCE turning to the left and proceeding the south 86 degrees 33 minutes 23 seconds east a distance of 200.92 feet to an iron rod found;

THENCE turning to the left and proceeding south 67 degrees 41 minutes 54 seconds west a distance of 44.57 feet to an iron rod found;

THENCE turning to the left and proceeding south 48 degrees 57 minutes 22 seconds west a distance of 142.66 feet to an iron rod found;

THENCE turning to the left and proceeding south 39 degrees 33 minutes 10 seconds east a distance of 91.58 feet to an iron rod set;

THENCE turning to the left and proceeding south 89 degrees 05 minutes 15 seconds east a distance of 212.00 feet to an iron rod set, which marks the point and place of beginning.

Included herewith is a right-of-way to be used for all lawful purposes in common with the owners of Lots 1 and 2, which right-of-way proceeds in a generally northerly direction from Vermont Route 100 to the herein described parcel. Said right-of-way is 30 feet in width, the centerline of which proceeds along the common boundary between Lot 1 and Lot 2, as depicted on the aforementioned survey plat.

Also included herewith is a 56' x 28' 2003 Pine Grove mobile home, serial number gp45748.

This parcel is subject to the terms and conditions of Vermont Land Use Permit #EC-3-0981, dated October 28, 1982, and recorded in Book 39, Page 435 of the Stockbridge Land Records, and easements and rights of way of record.

Reference is hereby made to the aforementioned deed and survey, to the deed and records referred to therein, into the Stockbridge Land Records in aid of this description.

Refer to each of the documents or instruments cited above for further citations to relevant documents and instruments, and for a more particular and complete description of the real property and rights in real property conveyed by this deed. References to "Book," "Page," "Map Book," and "Map Slide" are references to volumes and records in the land records for the town in which the Property is located.

To have and to hold all of the right and title of Bruce G. Adams to the Property, with the appurtenances of the Property, to the Beverly M. Adams, Grantee, and her heirs and assigns forever.

And Furthermore, Bruce G. Adams, Grantor, and his heirs, executors, and administrators, covenants with Beverly M. Adams, her their heirs and assigns, that from and after the signing of this deed, Bruce G. Adams will have and claim no right in, or to, the Property.

Specific Conveyance of Homestead Rights. In addition to any other rights conveyed by this deed, the Grantor conveys to the Grantee all homestead rights in the Property that the Grantor has now, or may have in the future, whether those homestead rights are vested in the Grantor, not yet vested in the Grantor, a present interest, a future interest, choate rights, inchoate rights, contingent or non-contingent, or in any other form. This paragraph is intended to be a conveyance of any such homestead rights the Grantor has or may have in the Property, with the effect of terminating any homestead right of the Grantor in the Property, however it may arise, from the date of this deed forward. See 27 V.S.A. § 141(d).

Purpose of this Deed. At the time of the signing of this deed, Bruce G. Adams and Beverly M. Adams are married to each other, but are about to be divorced. This deed is being given to make Beverly M. Adams the sole owner of the Property.

This deed was signed on March 19, 2012.

Bruce G. Adams
Bruce G. Adams

State of VT
County of Windsor

Bruce G. Adams personally appeared before me at the Town or City of Bethel on March 19, 2012, and acknowledged that the signing of this instrument was his free act and deed.

Charles R. Kimball
Notary Public
Commission Expires: 2/10/2015

STOCKBRIDGE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD/DISCHARGE
This 1st Day of May A.D., 20 12
At 9 O'Clock AM
Received And Recorded in Vol. 77
At Page 2-5
Attest Catherine Brown Town Clerk

Vermont Property Transfer
32 V.S.A. Chap. 231
ACKNOWLEDGEMENT
Return Received
Turn-No. 12-10
By C. Brown Clerk

20968 Adams Quitclaim Deed

A true copy. Attest: Catherine Brown Town Clerk