

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

-ACKNOWLEDGMENT-

RETURNS RECEIVED

Return No. 2022-09

Signed Cynthia Flannigan Clerk

Date 16 February 2022

Topsham Town Clerk's Office  
Received for record

16 February A.D. 2022

at 3 o'clock 15 minutes P.M.

WARRANTY DEED

and Recorded in Book 86 Page 524-527

Attest: Cynthia Flannigan  
Town Clerk

KNOW ALL PERSONS BY THESE PRESENTS, that we, FRANCIS ROBERTS, of Arlington, in the County of Arlington, and Commonwealth of Virginia, DAVID A. VALOVGIN, of Naples, in the County of Collier, and State of Florida, GRANTORS, in the consideration of One Dollar and Other Valuable Considerations paid to our full satisfaction by BRENT A. MCDONNELL, of Norwich, in the County of Orange, and State of Vermont, GRANTEE, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said GRANTEE, BRENT A. MCDONNELL, and his heirs and assigns forever, a certain piece of land in Topsham, in the County of Orange, and State of Vermont, described as follows viz:

Being all and the same lands and premises conveyed to David A. Valovcin and Francis Roberts by Quitclaim Deed of David A. Valovcin and Francis Roberts dated June 27, 1986 and recorded at Book 45, Page 189 of the Topsham Land Records, wherein said premises are more particularly described as follows:

"Being all and the same land and premises as conveyed to David A. Valovcin and Francis Roberts as joint tenants with rights of survivorship, by warranty deed of Scott W. Witt, said deed being dated February 20, 1985 and recorded in Book 44 at Pages 106-109 of the Topsham Land Records, wherein said premises are more particularly described as follows:

Being a certain parcel of land containing approximately 11.9 acres, be the same more or less, situate on the westerly side of Town Road #32, and being the same land and premises as conveyed to Scott W. Witt by Warranty Deed of Maplewood, Inc., dated April 16, 1973, and recorded in Book 37, Pages 272-273 of the Topsham Land Records, wherein said premises are described as follows:

Being a parcel of land containing 11.9 acres, be the same more or less, and is a part of the Topsham portion of the land and premises conveyed to said Maplewood, Inc. by Warranty Deed of James H. and A. H. Gurnham dated July 14, 1971 and recorded in Book 36, Page 454 of the Topsham Land Records.

The portion of said premises herein conveyed is shown on a plan entitled 'Land Surveyed for Maplewood, Inc., Topsham, Vermont, Scale 1"=100', March 1973, Bedard & Hemond, Inc., Waterford, Vermont' and is there described as follows:

Commencing at a point marked by an iron pipe driven in the ground on the westerly bound of the right of way of Town Road No. 32 at the junction of a stone wall and wire fence; thence proceeding north 58° west, more or less, along said stone wall and wire fence a distance of 576 feet, more or less, to an iron pin driven in the ground; thence proceeding South 26° 30' west,

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more or less, in a straight line a distance of 638 feet, more or less, to an existing iron pipe set in the ground at a junction of blazed lines; thence proceeding south 13° west, more or less, along a blazed line a distance of 474 feet, more or less, to an existing iron pipe driven in the ground at the end of a wire fence and the end of said blazed line thence proceeding south 65° 30' east, more or less, in a straight line a distance of 117 feet, more or less, to an iron pin driven in the ground at the end of a wire fence; thence proceeding north 60° 30' east, more or less, in a straight line a distance of 795 feet, more or less, to an iron pipe driven in the ground at the edge of the right of way of Town Road No. 32; thence proceeding northerly following the edge of said right of way a distance of 394 feet, more or less, to the iron pipe marking the point of beginning.

Reference is also made to another Survey Plan prepared by Bedard & Hemond, Inc. in August, 1972 depicting Land of Maplewood, Inc. of which the within conveyed parcel is a part.

There is also conveyed such rights, if any, as the Grantor may hold in and to those lands and premises situated beneath the westerly half of said Town Road No. 32 as the same borders the premises herein conveyed..."

Said premises are conveyed subject to all easements and rights of way of record, provided this shall not reinstate any such encumbrance previously extinguished by Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statute Annotated.

Reference is hereby made to the above-mentioned deeds and to the deeds and recorded records referred to therein for a further and more particular description of the land and premises herein conveyed.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said **GRANTEE, BRENT A. MCDONNELL**, and his heirs and assigns, to his own use and behoof forever; and we, the said **GRANTORS, FRANCIS ROBERTS and DAVID A. VALOVICIN**, for ourselves and our heirs, executors and administrators, do covenant with the said **GRANTEE, BRENT A. MCDONNELL**, and his 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 the manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE** except as noted aforesaid and except for the current year's taxes that were agreeably prorated at closing; and we hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

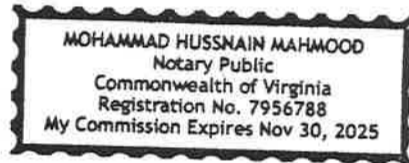
IN WITNESS WHEREOF, I hereunto set my hand and seal this 9<sup>th</sup> day of February, 2022.

Francis Roberts  
FRANCIS ROBERTS

COMMONWEALTH OF VIRGINIA  
COUNTY OF Arlington, S.S.

At (city/town) Arlington, this 9<sup>th</sup> day of February, 2022, personally appeared before me, FRANCIS ROBERTS, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Mohammad Hussain Mahmood  
Notary Public w/ seal  
My Commission Expires: Nov 30, 2025  
Credential #:



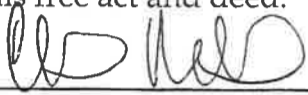
[SIGNATURE PAGE TO FOLLOW.]

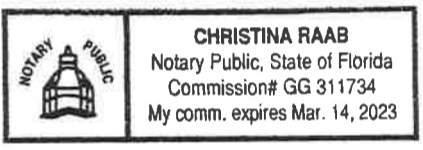
IN WITNESS WHEREOF, I hereunto set my hand and seal this 11 day of February, 2022.

  
DAVID A. VALOVGIN

STATE OF FLORIDA  
COUNTY OF Collier, S.S.

At (city/town) Naples, this 11 day of February, 2022, personally appeared before me, DAVID A. VALOVGIN, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

  
Notary Public w/ seal  
My Commission Expires: 3/14/2023  
Credential #: GG 311734



REID & BALIVET -- Attorneys-at-Law -- Newbury, VT 05051 -- (802) 866-5951

TOPSHAM TOWN CLERK'S OFFICE  
16 February A.D. 2022 AT 3:15 P.M.  
RECEIVED FOR RECORD, THE DOCUMENT OF WHICH THE FOREGOING IS A TRUE COPY.  
A TRUE RECORD  
ATTEST: Cynthia Flannegan  
TOWN CLERK