

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That we, **Heather Baxter Jeffrey**, a married woman, of Chesterfield, County of Chesterfield and the Commonwealth of Virginia and **Chester G. Baxter, III**, a married man, of Bethel, County of Windsor and the State of Vermont, **Grantors**, in consideration of one dollar and other good and valuable consideration, paid to our full satisfaction by **Chester G. Baxter, III and Nichole D. Baxter, husband and wife**, of Bethel, County of Windsor and the State of Vermont, **Grantees**, by these presents, do freely **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said **Grantees, Chester G. Baxter, III and Nichole D. Baxter, husband and wife, as Tenants by the Entirety** and their heirs and assigns, forever, certain lands and premises located in Hancock, in the County of Addison and State of Vermont, described as follows, viz;

Being approximately 34.73 acres of land, more or less, and being further described as being a *portion only* of the same land and premises conveyed to Heather Baxter Jeffrey and Chester G. Baxter, III by the *Decree of Partial Distribution of Real Estate* of the Estate of Chester G. Baxter, Jr., which decree is dated March 10, 2023 and recorded April 17, 2023 in Book 39, Page 64 of the Hancock Land Records. The premises are more particularly described as follows:

Being a surveyed parcel of land with no improvements thereon, depicted as "*Lands of Heather Jeffrey and Chester Baxter, III (34.73 ACRES ± 39/64)*" on a certain survey plat entitled "*Proposed Subdivision Lands of Heather Jeffrey and Chester Baxter, III, Vermont State Route 125, South Westerly of Fassett Hill Road, Hancock, Addison County, Vermont*", which was prepared by Timothy L. Short, L.S No. 651, Short Surveying, Inc., dated March 21, 2025, a mylar copy of which to be recorded in the Hancock Land Records..

Notice of Permit Requirements

In order to comply with applicable state rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable rules and obtaining any required permit. Any person who owns this property acknowledged that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.

LAW OFFICE OF
JEFFREY D. LEWIS
P.O. Box 588
SOUTH ROYALTON, VT
05068
(802)768-7002

FAX (802) 419-9072

jeff@jdlcwislaw.com

IN WITNESS WHEREOF, I hereunto set my hand and seal this 16 day of ^{OCT 23} ~~June~~, 2025.

Chester G. Baxter, III
Chester G. Baxter, III

STATE OF VERMONT
COUNTY OF WINDSOR, SS.

At South Royalton, Vermont this 16 day of ^{October 2025} ~~June~~, 2025, Chester G. Baxter, III, personally appeared and acknowledged that he executed this instrument as his free act and deed.

BEFORE ME:



Jeffrey D. Lewis
Notary Public

My commission expires: 1/31/2027
My commission number: 157.0001872

HANCOCK TOWN CLERK'S OFFICE
THIS 22 DAY OF October A.D. 2025
AT 10 O'CLOCK 33 MINUTES AM
RECEIVED FOR RECORD THE INSTRUMENT OF WHICH
THE FOREGOING IS A TRUE COPY.

ATTEST: Roger E. Conner TOWN CLERK

HANCOCK TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
THIS 22 DAY OF October A.D. 2025
AT 10 O'CLOCK 33 MINUTES AM
RECORDED IN Land Records RECORDS
IN VOLUME 40 PAGE 80-82
ATTEST: Roger E. Conner TOWN CLERK

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Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Received
Return No. 2025-9
Signed Roger E. Conner Clerk
Date 10/22/25