

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, EDWARD J. SYLVIA, JR. AND SUZANNE C. SYLVIA, husband and wife of South Dartmouth, in the County of Bristol and Commonwealth of Massachusetts, Grantees, by these presents, do freely Give, Grant, Sell, Convey, and Confirm unto the said Grantee, High North View Trust, David P. Sylvia, Trustee of Brush Hill Road, Stowe, Vermont, which Trust is recorded in Stowe Land Records, Book 213, Page 237, certain parcels of land in Stowe, in the County of Lamoille and State of Vermont, described as follows, vizi:

BEING all and the same lands and premises conveyed to Edward J. Sylvia, Jr. by the Vermont Administrator's Deed of C. Barbara Sylvia, Executrix of the Goods, Chattels and Estate of Edward J. Sylvia, Sr., dated August 31, 1990 and recorded in Book 209 at Pages 54-56 of the Stowe Land Records. Said lands and premises were more particularly described therein as follows:

*BEING all and the same lands and premises conveyed by Edward J. Sylvia, Jr. to Edward J. Sylvia, Sr., by Warranty Deed, dated September 21, 1973 and recorded in Book 74 at Pages 103-105 of the Stowe Land Records. Said lands and premises were more particularly described therein as follows:

*Being a portion of the same land and premises conveyed to Cady Hill Development Corp. by Warranty Deed of L.M. Maron, dated November 21, 1964, and of record in Book 58 at Page 229 of the Stowe Land Records, and a portion of the same land and premises quit-claimed to the Cady Hill Development Corp. by Ralph and Rachel Carter, Husband and Wife, by Quit-Claim Deed dated October 24, 1972, and recorded in Book 64 of (sic) Pages 241-242 of the Stowe Land Records, and more particularly described as follows:

Lot No. 1

Beginning at a iron pin found in the ground on the Northeast corner, lot previously conveyed to one Maron now Carter, Book 54 at Page 530 of the Stowe Land Records; thence running along the Carter property line a distance of ± 240 feet to an iron pin found in the ground on the Carter, Keene property line; thence turning on an interior angle bearing to the right and running along a fence a distance of ± 71.24 feet to an iron pin found in the ground on a fence corner; thence turning on an interior angle of 275° , ± 33 feet to the right and running a distance of ± 175 feet along a fence line; thence turning 82° and running a distance

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of 1130 feet to the edge of a proposed 50 foot right-of-way to Cady Hill Development Corp., thence turning and [sic] following the edge of Cady Hill Development Corp. road, known as Colleen Drive a distance of 1220 feet to the point of beginning.

Lot No. 1 contains 3.0 acres, more or less.

To aid in defining this description, reference is hereby made to a map prepared by Richard F. Towns, Newtown Surveyors, Inc., Morrisville, Vermont, entitled "Proposed Additional Lots, Cady Hill Inc., River Road, Stowe, VT.", dated 5/72.

Lot No. 2

Beginning at a point on the edge of so-called River Road, said point being the southwest corner of the lot previously conveyed to one Maron, now property of Carter, thence running along the Carter southerly line a distance of 1210 feet to an iron pin found in the ground, thence turning [sic] on an interior angle of 1335° and running a distance of 1220 feet to the edge of a proposed 50 foot right-of-way for a town road through Cady Hill Development Corp., thence turning and following the edge of the 50 foot right-of-way in a southeasterly direction a distance of 1421.39 feet to the edge of the so-called River Road, thence turning and following the edge of the River Road in a northeasterly direction a distance of 178.77 feet to the point of beginning.

Lot No. 2 contains 1.1 acres, more or less, including barn.

Grantee, his heirs and assigns, agrees with Grantor, its successors and assigns, that Grantee, his heirs and assigns, will erect no additional structures on Lot No. 2 as herein specified, except it is understood that Grantee, his heirs and assigns, may maintain or replace if destroyed, the existing barn. Grantee, his heirs and assigns, agrees with Grantor, its successors and assigns, that Grantee, his heirs and assigns, will not change the character or use of the said barn, or any replacements thereof.

Reference is made to the above-mentioned deed, the records thereof, the references therein made, and their respective records and references, in aid of this description.

Lot No. 3 contains a single family residence.

Being all and the same lands and premises conveyed to Edward J. Sylvia and Suzanne C. Sylvia, husband and wife, by Warranty Deed of Michael Primeau and Nancy Primeau, husband and wife, dated January 26, 1990 and recorded at Book 200 pages 10-11 of the Stowe Land Records.

This conveyance is made subject to and with the benefit of those easements, covenants and restrictions set forth in the aforesaid deed.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, High North View Trust, subject to a first mortgage on Lot No. 3, to Vermont Mortgage Group Inc. and recorded in Stowe Land Records Book 203, Page 12.

And we, the said Grantors, Edward J. Sylvia Jr. and Suzanne C. Sylvia, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, High North View Trust, that until the unsealing of these presents, we are the sole owners 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.

And we hereby engage to Warrant and Defend the same against all lawful claims whatever, except as aforesaid.

In witness hereof, the undersigned do hereunto set their hands and seals this 30th day of October, 1990.

Thomas J. Jones
Witness

Edward J. Sylvia, Jr.
Edward J. Sylvia, Jr.

Diane George
Witness
To Both

Suzanne C. Sylvia
Suzanne C. Sylvia

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

October 30, 1990

Then personally appeared the above named Edward J. Sylvia Jr. and Suzanne C. Sylvia and acknowledged the foregoing to be their free act and deed.

Diane George
Notary

My Commission expires: 2/28/97

Stowe, Vt. Record Received
12/20/90 at 2:09 P.M.
Marie N. Betterley, Town Clerk

TRANSFER TAX RECEIVED December 22, 1990
MARIE N. BETTERLEY, TOWN CLERK, STOWE, VT.