

## VERMONT WARRANTY DEED

**KNOW ALL PERSONS BY THESE PRESENTS, That Raymond Cabral of the Town of Stowe, in the County of Lamoille and the State of Vermont, Grantor, in consideration of Ten and more Dollars paid to his full satisfaction by these presents does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, Naz Enterprises, Incorporated, its successors and assigns, all right and title which Raymond Cabral, his heirs, executors, administrators and assigns, have in and to a certain piece of land with appurtenances thereon situated in Stowe, in the County of Lamoille and State of Vermont, described as follows, viz:**

Being Lot 12 of The Ridges residential subdivision, as shown on a survey plan entitled "Plan of Lots at the Upper Birch Hill Development in Stowe, Vermont", dated July 1988, revised September 1988, further revised in September 1991 and further and most recently revised in June 1994, prepared by E. Richard Spear, Registered Land Surveyor, and recorded in Map Book 10 at Pages 41-42 of the Stowe Land Records. Lot No. 12 contains 7.12 acres, more or less.

The property herein conveyed is subject to and has the benefit of all provisions set forth and referred to in the following documents:

1. Roadway access rights-of-way, utility line easements, community subsurface wastewater disposal system rights and easements, land use permit conditions, and all other rights, easements, covenants, conditions, restrictions and provisions set forth and referred to in the Declaration of Covenants and Restrictions Upper Birch Hill Development Lot Nos. 1, 5-12, dated October 31, 1988 and recorded on November 4, 1988 in Book 173 at Pages 335-343 of the Stowe Land Records, as amended by First Amendment to Declaration of Covenants and Restrictions dated January 7, 1993 and recorded on January 20, 1993 in Book 253, at Pages 37-39 of the Stowe Land Records and as further amended by Second Amendment to Declaration of Covenants and Restrictions dated July 22, 1994 and recorded on August 4, 1994 in Book 284 at Pages 345-346 of the Stowe Land Records and as depicted on the above reference survey map. As stated in the Declaration of Covenants and Restrictions Upper Birch Hill Development Lots Nos. 1, 5-12, the herein described property is subject to Land Use Permit No. 5LO267-9 recorded in Book 172 at Pages 125-128 of the Stowe Land Records and Agency of Natural Resources Subdivision Permit No. EC-5-1649 recorded in Book 176 at Pages 18-19 of the Stowe Land records.

2. The rights, obligations and other provisions set forth and referred to in the Dedication of Recreation Lot by Raymond Cabral dated July 30, 1993 and recorded in Book 264 at Pages 71-72 of the Stowe Land Records.

The herein conveyed property, consisting of the aforescribed parcel of land together with the rights, easements and other interests appurtenant thereto, consists of a portion of the land and premises conveyed to Raymond Cabral by Warranty Deed of Joseph E. Lemaire, Evelyn R. Lemaire, Phillip Lemaire and Blandine Lemaire dated November 1, 1971 and recorded in Book 65, Pages 543-545 of the Stowe Land Records.

For further particulars of description of the herein conveyed property, reference may be had to the aforementioned deeds, survey map and the descriptions and references contained therein.

This conveyance is made subject to and with the benefit of any spring rights, easements, rights-of-way, conditions, restrictions, and other such interests as may appear more particularly of record, provided, however, that this paragraph shall not reinstate any such interest or encumbrances previously extinguished by the Marketable Record Title Act as set forth in Title 27 Vermont Statutes Annotated Sections 601-606 and any amendments thereto.

**TO HAVE AND TO HOLD** all right and title in and to said granted premises, with the appurtenances thereof, to the said Grantee, **Naz Enterprises, Incorporated** its successors and assigns to their own use and behoof forever.

**AND FURTHERMORE**, the said Grantor, **Raymond Cabral** for himself and his heirs, executors, administrators and assigns, covenants with the said Grantee, **Naz Enterprises, Incorporated** its successors and assigns, that until the ensembling of these presents that he is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid;

And Grantor, his heirs, executors, administrators and assigns, hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatsoever, except as aforesaid and aforereferenced.

**IN WITNESS WHEREOF**, Raymond Cabral, hereby executes this Warranty Deed at Stowe, Vermont, this 6<sup>th</sup> day of April 2000.

IN PRESENCE OF:

BY:

Anna R. Shum  
Witness

BY:

Raymond Cabral  
Raymond Cabral

STATE OF VERMONT)

LAMOILLE COUNTY) ss, At Stowe, Vermont, this 6<sup>th</sup> day of April 2000, Raymond Cabral, personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me:

Anna R. Shum  
Notary Public

My Commission Expires: 2/10/03

TRANSFER TAX RECEIVED 4-6-00  
MARIE N. BETTERLEY, TOWN CLERK, STOWE, VT.

Stowe, Vt. Record Received  
4-6-00 at 1:45 P.M.  
Marie N. Betterley, Town Clerk

## VERMONT QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, That Naz Enterprises, Incorporated, a Canadian Corporation located in the Province of Quebec and the Dominion of Canada, Grantor, in consideration of Ten and more Dollars paid to its full satisfaction by these presents does freely **REMISE, RELEASE, AND FOREVER QUITCLAIM** unto the said Grantee, **Raymond Cabral**, his heirs, executors, administrators and assigns, all right and title which Naz Enterprises, Incorporated, its successors and assigns, have in and to a certain piece of land with appurtenances thereon situated in Stowe, in the County of Lamoille and State of Vermont, described as follows, viz:

Being all and the land and premises conveyed to Naz Enterprises, Incorporated by Warranty Deed of Raymond Cabral dated April 6, 2000 and recorded at Book 400, Page 298 of the Stowe Land Records.

Being further described as Lot 12 of the Ridges residential subdivision, as shown on a survey plan entitled "Plan of lots at the Upper Birch Hill Development in Stowe, Vermont", dated July 1988, revised September 1988, further revised in September 1991 and further and most recently revised in June 1994, prepared by E. Richard Spear, Registered Land Surveyor, and recorded in Map Book 10, Pages 41-42 of the Stowe Land Records. Lot No. 12 contains 7.12 acres, more or less.

**TO HAVE AND TO HOLD** all right and title in and to said granted premises, with the appurtenances thereof, to the said Grantee, **Raymond Cabral**, his heirs, executors, administrators and assigns to their own use and behoof forever.

**AND FURTHERMORE**, the said Grantor, **Naz Enterprises, Incorporated**, its successors and assigns, covenants with the said Grantee, **Raymond Cabral**, his heirs, executors, administrators and assigns that from and after the enrolling of these presents the said **Naz Enterprises, Incorporated**, its successors and assigns, will otherwise have and claim no right in, or to the said quitclaimed presents.

**IN WITNESS WHEREOF**, **Naz Enterprises, Incorporated**, hereby executes this Quitclaim Deed at Stowe, Vermont, this 22<sup>nd</sup> day of ~~August~~ OCTOBER 2000.

IN PRESENCE OF:

NAZ ENTERPRISES, INCORPORATED

BY:

Witness

BY:

Duly Authorized Agent

STATE OF VERMONT)

LAMOILLE COUNTY) ss, At Stowe, Vermont, this 22<sup>ND</sup> day of August 2000, TH  
NASIR AKRAM, personally appeared, and he acknowledged this instrument,  
 by him sealed and subscribed, to be his free act and deed and the free act and deed of Naz  
 Enterprises, Inc.

Before me:

Notary Public

My Commission Expires: 2/10/03

Notary Public  
 County of Lamoille  
 State of Vermont  
 Commis

TRANSFER TAX RECEIVED NOV 05 2001  
 ALISON K. LEWIS, TOWN CLERK, STOWE, VT.

Stowe, VT. Record Received  
 NOV 05 2001 at 10:20 AM  
 Allison K. Lewis, Town Clerk

## VERMONT CORRECTIVE WARRANTY DEED

**KNOW ALL PERSONS BY THESE PRESENTS, That Raymond Cabral, of the Town of Stowe, in the County of Lamoille and the State of Vermont, Grantor, in consideration of Ten and more Dollars paid to his full satisfaction by these presents does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, Naz Enterprises, Incorporated, its successors and assigns, all right and title which Raymond Cabral, his heirs, executors, administrators and assigns, have in and to a certain piece of land with appurtenances thereon situated in Stowe, in the County of Lamoille and State of Vermont, described as follows,**

viz:

Being all and the land and premises conveyed to Raymond Cabral by  
Quitclaim Deed of Naz Enterprises, Incorporated dated October 22, 2001  
and to be recorded in the Stowe Land Records.

Being further described as Lot 12 of the Ridges residential subdivision,  
as shown on a survey plan entitled "Plan of lots at the Upper Birch Hill Development  
in Stowe, Vermont", dated July 1988, revised September 1988, further revised  
in September 1991 and further and most recently revised in June 1994,  
prepared by E. Richard Spear, Registered Land Surveyor, and recorded in Map  
Book 10, Pages 41-42 of the Stowe Land Records. Lot No. 12 contains 7.12 acres,  
more or less.

The property herein conveyed is subject to and has the benefit of all provisions set forth  
and referred to in the following documents:

1. Roadway access rights-of-way, utility line easements, community  
subsurface wastewater disposal system rights and easements, land use permit conditions, and all  
other rights, easements, covenants, conditions, restrictions and provisions set forth and referred  
to in the Declaration of Covenants and Restrictions Upper Birch Hill Development Lot Nos. 1, 5-  
12, dated October 31, 1988 and recorded on November 4, 1988 in Book 173 at Pages 335-343 of  
the Stowe Land Records, as amended by First Amendment to Declaration of Covenants and  
Restrictions dated January 7, 1993 and recorded on January 20, 1993 in Book 253, at Pages 37-  
39 of the Stowe Land Records and as further amended by Second Amendment to Declaration of  
Covenants and Restrictions dated July 22, 1994 and recorded on August 4, 1994 in Book 284 at  
Pages 345-346 of the Stowe Land Records. As stated in the Declaration of Covenants and  
Restrictions Upper Birch Hill Development Lots Nos. 1, 5-12, the herein described property is  
subject to Land Use Permit No. 5LO267-9 recorded in Book 172 at Pages 125-128 of the Stowe  
Land Records and Agency of Natural Resources Subdivision Permit No. EC-5-1649 recorded in  
Book 176 at Pages 18-19 of the Stowe Land records and any amendments thereto.

2. The rights, obligations and other provisions set forth and referred to in the  
Dedication of Recreation Lot by Raymond Cabral dated July 30, 1993 and recorded in Book 264  
at Pages 71-72 of the Stowe Land Records.

3. A new right of way across Lot 1 of Upper Ridges as shown upon a map entitled "Raymond Cabral Replacement of Old 30' Right of Way Through Upper Ridges Lot 1 to Upper Ridges Lot 12", dated July 21, 2000, revised on August 4, 2000, prepared by Peatman Surveying, Inc. and recorded at Map Book 12, Page 72 of the Stowe Land Records. This new right of way replaces the prior right of way described in Paragraph One of the Declaration which Grantee by accepting this deed hereby relinquishes.

The herein conveyed property, consisting of the aforescribed parcel of land together with the rights, easements and other interests appurtenant thereto, consists of a portion of the land and premises conveyed to Raymond Cabral by Warranty Deed of Joseph E. Lemaire, Evelyn R. Lemaire, Phillip Lemaire and Blandine Lemaire dated November 1, 1971 and recorded in Book 65, Pages 543-545 of the Stowe Land Records.

For further particulars of description of the herein conveyed property, reference may be had to the aforementioned deeds, survey map and the descriptions and references contained therein.

This conveyance is made subject to and with the benefit of any spring rights, easements, rights-of-way, conditions, restrictions, and other such interests as may appear more particularly of record, provided, however, that this paragraph shall not reinstate any such interest or encumbrances previously extinguished by the Marketable Record Title Act as set forth in Title 27 Vermont Statutes Annotated Sections 601-606 and any amendments thereto.

**TO HAVE AND TO HOLD** all right and title in and to said granted premises, with the appurtenances thereof, to the said Grantee, **Naz Enterprises, Incorporated** its successors and assigns to their own use and behoof forever.

**AND FURTHERMORE**, the said Grantor, **Raymond Cabral** for himself and his heirs, executors, administrators and assigns, covenants with the said Grantee, **Naz Enterprises, Incorporated**, its successors and assigns that until the ensconing of these presents that he is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid;

And Grantor, his heirs, executors, administrators and assigns, hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatsoever, except as aforesaid and aforesaid.

**IN WITNESS WHEREOF**, **Raymond Cabral**, hereby executes this Warranty Deed at Stowe, Vermont, this 23 day of ~~August~~ October, 2001.

**IN PRESENCE OF:**

BY:

Witness

BY:

Raymond Cabral

STATE OF VERMONT)  
LAMOILLE COUNTY) ss, At Stowe, Vermont, this 23 day of <sup>Oct. 2001</sup> ~~August 2000~~, Raymond  
Cabral, personally appeared, and he acknowledged this instrument, by him sealed and  
subscribed, to be his free act and deed.

Before me:

Theresa R. Shea  
Notary Public

My Commission Expires: 2/10/03

TRANSFER TAX RECEIVED NOV 05 2001  
ALISON K. LEWIS, TOWN CLERK, STOWE, VT.

Stowe, Vt. Record Received  
NOV 05 2001 at 10:21 A.M.  
Alison K. Lewis, Town Clerk