

Know all Men by These Presents:

That we, Harry E. McCuen and Dorothy McCuen, husband and wife,

of Stowe in the County of Lamoille and State of Vermont Grantor,
in the consideration of one dollar and other good and valuable considerations ~~DEED~~
paid to our full satisfaction by Gerard J. Kirchner, a single man,of Stowe in the County of Lamoille and State of Vermont Grantee,
by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee
Gerard J. Kirchner,and his heirs and assigns forever, a certain piece of land in Stowe in the
County of Lamoille and State of Vermont, described as follows, viz:

Being a portion of the same land and premises conveyed by the warranty deed of Harry E. McCuen to Erma A. Towle, which deed is dated January 12, 1953 and of record in Book 50, Page 3 of the Stowe Land Records, further described as a portion of the same land and premises conveyed by the quit-claim deed of Erma A. Towle to Harry E. McCuen and Dorothy McCuen, which deed is dated January 12, 1953 and of record in Book 43, Pages 363 and 364 of the Stowe Land Records; and also a portion of the same land and premises conveyed by the warranty deed of Milton G. Moore and Helen R. Moore to Harry E. McCuen and Dorothy McCuen, which deed is dated April 15, 1944 and of record in Book 44, Page 105 of the Stowe Land Records; and further described as follows: Being approximately 75 acres of woodland, more or less, known as the McCuen sugar place, together with sugar house situate thereon, and situate on the northerly side of the so-called North Hollow Road and beginning at the edge of so-called North Hollow Road at the division line of the so-called McCuen and Martin Lang realty, and thence running along the northerly side of the so-called North Hollow Road a distance of 390 feet in a westerly direction toward the so-called McCuen house to an iron post placed in the ground; thence turning and running northwesterly, northerly and northeasterly along an irregular curved line of spotted and marked trees to an iron post placed in the ground at the edge of the so-called McCuen and Charles Churchill realty; thence turning and running easterly along the division line fence of the so-called McCuen and Charles Churchill realty to an iron post placed in the ground at the corner of the so-called Ingham, Churchill and McCuen properties; thence turning and running southerly along the division line of the so-called McCuen and Ingham property and then along the division line of the so-called McCuen and Martin Lang property, which line is completely fenced, to the point of beginning.

The westerly boundary herein referred to is a spotted and marked line of trees and said line has been fenced by a two-strand division fence, and the grantors herein and the grantee herein each assume and agree to maintain one-half of said division line fence.

Also including in this deed a right of way to and from the within described realty in common with others over and across a roadway now being used, sufficient for vehicular travel, and extending from the northerly side of the so-called North Hollow Road adjacent to Paul Magoon realty in a northerly and northeasterly direction to the within described realty.

This deed is to be taken as a bill of sale of approximately 1400 sap buckets, covers and spouts; King evaporator; sap storage tank; gathering tank; sled; syrup settling tank, together with some ~~the~~ being all sugaring equipment and accessories situate on the so-

we have and in this deed granted premises, with all the privileges and appurtenances thereto, to the said Grantee,
Gerard J. Kirchner, a single man.

his heirs and assigns, to their own use and behoof forever;
And we the said Grantors, Harry E. McCuen and Dorothy McCuen, husband and wife,
for ourselves
and our heirs, executors and administrators, do covenant with the said Grantee
Gerard J. Kirchner, his

heirs and assigns that until the sealing of these presents we are the sole owner
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 ---**

~~XXX~~
hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever,
except as aforesaid.

In Witness Whereof, we hereunto set our hand and seal this 23rd day of May A. D. 1959.

IN PRESENCE OF

William M. JohnstoneRuth J. MacutahanHarry E. McCuenDorothy McCuen

(Seal)

(Seal)

I.S.

I.S.

I.S.

I.S.

State of Vermont,
Lamoille County, ss.At Stowethis 23rd day of MayA. D. 1959.Harry E. McCuen and Dorothy McCuen

personally appeared and they acknowledged this instrument, by them sealed and subscribed, to be their
free act and deed.

Before Me William M. Johnstone

Notary Public

Stowe, Vermont Town Clerk's Office June 22ndA. D. 1959, at 8 o'clock 05 minutes A. M.

Received for record a Deed, of which the foregoing is a true copy.

A True Record. Attest William M. Johnstone Town Clerk.

I hereby certify that United States stamp to the amount of \$ 2.20 were affixed to the foregoing
instrument and were duly canceled.

Attest: William M. Johnstone Town Clerk.

SYMBOLS:

== Road right of way
 --- Road

P.J. Mageon
 Property

SCALE 1" = 50 FT

EXISTING DRIVEWAY

NEW HOUSE
 GRASSY PATCH LARGE
 & NO. 94 for

Blased line described
 Book 52, Page 458
 McCuen to Richner
 1959



SURVEY OF PORTION OF
 DOUGLAS McCUEN PROPERTY
 STONE VERMONT

MADE BY L. L. LEE, CONSUMING LICENSE
 RFD, HANCOCK VERMONT
 SURVEYED 4/16/66
 PLAT NO. 259

For Deed see Book 73 p. 122

Dorothy McCuen
 to

Richard Opsohl

Filed May 25, 1966
 Attest William W. Johnson
 Town Clerk

8-1

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, **WILLIAM W. ADAMS** of Stowe, in the County of Lamoille and State of Vermont, Grantor, in the consideration of **TEN AND MORE DOLLARS**, paid to my full satisfaction by **EDWARD F. FLANNAGAN** and **NANCY J. duMONT** of Stowe, in the County of Lamoille and State of Vermont, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, **Edward F. Flanagan and Nancy J. duMont**, and their heirs, successors and assigns forever, certain lands and appurtenances thereto in Stowe, in the County of Lamoille and State of Vermont, described as follows:

Being all and the same lands and premises conveyed the Grantor by the Quit Claim Deed of Linda Adams, Diann L. Percy and William W. Adams dated August 28, 1997 and recorded in Stowe Land Records in Book 337 at Page 189; and being further described as Parcel 3 as decreed by the Decree of Distribution in re: Estate of Curtis S. Adams, Lamoille Probate Court Docket No. LP-140-94-T to William W. Adams, Diann L. Percy and Linda C. Adams dated August 13, 1997 and recorded in Stowe Land Records Book 337 at Pages 127-129, Parcel 3 being described therein in part as follows:

"Being all and the same lands and premises conveyed to Curtis S. Adams by the Warranty Deed of Richard Opsahl which deed is dated the 12th day of November, 1992 and of record in Book 248 at Page 74 of the Stowe Land Records;" and being further described as 3 acres, more or less, together with dwelling and other improvements situate thereon located at 1241 Taber Hill Road in the Town of Stowe.

This conveyance is subject to a right of way as more specifically set forth in the Warranty Deed of Harry E. and Dorothy McCuen to Gerald J. Kirchner dated May 23, 1959 and recorded in Stowe Land records Book 50 at Page 454.

For further aid in this description, reference is hereby made to the above-referenced deeds and all other deeds and instruments affecting said property and appurtenances as are recorded in the Stowe Land Records.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **Edward F. Flanagan and Nancy J. duMont**, Joint Tenants with Rights of Survivorship, and theirs, successors and assigns, to their own use and behoof forever; And I the said Grantor, **WILLIAM W. ADAMS**, for myself and my heirs, successors, executors and administrators, do covenant with the said Grantees, **Edward F. Flanagan and Nancy J. duMont**, and their heirs, successors and assigns, that until the enscaling of these presents, I am owner 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 may be of record in the Stowe Land Records;

And I hereby engage to **WARRANT** and **DEFEND** the same as my respective title and interest may appear against all lawful claims whatever.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 7th day of May, 2002.

IN PRESENCE OF:

Claire T. Austin

William W. Adams
WILLIAM W. ADAMS

STATE OF VERMONT
LAMOILLE COUNTY, SS.

At Stowe, in said County, this 7th day of May, 2002, WILLIAM W. ADAMS personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me: Claire T. Austin
Notary Public
My commission expires: 2/10/2003

Claire T. Austin
Notary Public
County of Lamoille
State of Vermont
Commission Expires: 2/10/03

C:\OFFICE\WPWIN\WPDOC\WDA\adams\Platagesa.wpd

TRANSFER TAX RECEIVED MAY 07 2002
ALISON K. LEWIS, TOWN CLERK, STOWE, VT.

Stowe, Vt. Record Received
MAY 07 2002 at 11:05 P M
Alison K. Lewis, Town Clerk