

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 PAID
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 195 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 apouts; King evaporator; sap storage tank; gathering tank; sled; syrup settling tank, together with some the balance all measuring 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,

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 ---**

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

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

IN PRESENCE OF		
<u>William M. Johnstone</u>	<u>Harry E. McCuen</u>	(Seal)
<u>Ruth J. Macutchan</u>	<u>Dorothy McCuen</u>	(Seal)
		L.S.
		L.S.
		L.S.

State of Vermont, } At Stowe this 23rd day of May A.D. 1959
Lamoille County, ss. }
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.

Became Me William M. Johnstone Notary Public
Stowe, Vermont Town Clerk's Office June 22nd A.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.

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. FLANAGAN** 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 their, 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 encasing 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\AdamsPlauega.wpd

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

Stowe, Vt. Record Received
MAY 07 2002 at 1105 P M
Alison K. Lewis, Town Clerk

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **Edward F. Flanagan**, a resident of Stowe, Vermont (Grantor), for the purpose of vesting title to the land and premises described hereinafter (the Premises) in the sole name of **Nancy J. duMont** (formerly known as Nancy J. Flanagan and/or Nancy Flanagan), a resident of Stowe, Vermont (Grantee) do hereby **REMISE, RELEASE, TRANSFER, AND FOREVER QUITCLAIM** unto the said Grantee, **Nancy J. duMont**, and her heirs and assigns forever, all right, title, and interest which I, the said Grantor, **Edward F. Flanagan**, or my heirs and assigns, have in and to the following described land and premises (the Premises) situated in the Town of Stowe, County of Lamoille and State of Vermont, viz:

Being all and the same land and premises conveyed to Edward F. Flanagan and Nancy J. duMont by Warranty Deed of William W. Adams dated May 7, 2002 and recorded in Book 465 at Pages 61-62 of the Stowe Land Records and being more particularly described as follows:

"Being all and the same lands and premises conveyed the Grantor [i.e., William W. Adams] 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 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."

This conveyance is made subject to all real estate taxes, assessments, and other obligations, encumbrances, and mortgages, including expressly but not limited to the Mortgage from Edward F. Flanagan and Nancy Flanagan to Mortgage Electronic Registration Systems, Inc., as nominee for HSBC Mortgage Corporation, dated January 4, 2008 and recorded in Book 701 at Pages 122-136 of the Stowe Land Records and by Corporate Assignment of Mortgage from Mortgage Electronic Registration Systems, Inc. as nominee for HSBC Mortgage Corporation, to Wells Fargo Bank, NA, dated November 1, 2012 and recorded in Book 845 at Page 68 of the Stowe Land Records, all of which said real estate taxes, assessments, and other obligations, encumbrances, and mortgages the Grantee, for herself and her heirs and assigns, hereby assumes and agrees to pay and to

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indemnify and hold harmless the Grantor herein from any and all payment obligations, claims, demands, or losses whatsoever resulting from non-payment or other default in connection therewith.

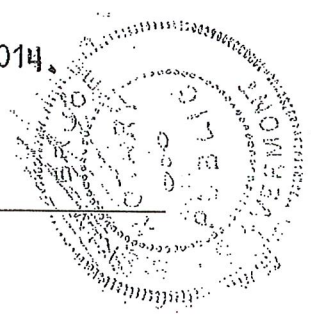
This conveyance is made subject to and with the benefit of all utility easements, spring rights and water rights, easements for ingress and egress and rights incident to each of the same, as may appear of record; provided, however, that this paragraph shall not reinstate any such interest extinguished heretofore by provisions of the Vermont Marketable Record Title Act as set forth in Title 27 Vermont Statutes Annotated §§601-606 and any amendments thereto.

TO HAVE AND TO HOLD all right, title, and interest which I, the said Grantor, **Edward F. Flanagan**, have in and to said quitclaimed Premises, with the appurtenances thereof, to the said Grantee, **Nancy J. duMont**, and her heirs and assigns forever.

AND FURTHERMORE, I, the said Grantor, **Edward F. Flanagan**, do for myself and my heirs, executors and administrators, covenant with the said Grantee, **Nancy J. duMont**, and her heirs and assigns, that from and after the ensealing of these presents I will have and claim no right, title, or interest in or to the said Premises.

Dated at Stowe, Vermont on this 31 day of OCTOBER, 2014.


Edward F. Flanagan



STATE OF VERMONT
COUNTY OF LAMOILLE

At Stowe, in said County, on this 31st day of October, 2014, **Edward F. Flanagan** personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me


Notary Public

My commission expires: 2/10/15

Stowe, Vt. Record Received
1.15.2015 at 4:00p M
Alison A. Kaiser, Town Clerk

TRANSFER RECEIVED 1.15.2015
ALISON A. KAISER, TOWN CLERK, STOWE, VT

SYMBOLS:

== Road right of way
== Road

PJ Mason
Property

SCALE 1"=50ft

EXISTING DRIVEWAY

NEW HOUSE GRASSY

PATH LARGE ENOUGH FOR CAR

EXISTING DRIVEWAY

Blocked line described Book 50 Page 154 McQueen to Richman 1939



8-1
Dorothy McQueen
to
Richard Opsahl
File May 25, 1966
Att: William W. Opfendorfer
Taxes Dept
Per Deed see Book 53 p. 122

SURVEY OF PORTION OF
DOROTHY McQUEEN PROPERTY
STONE VERMONT
WALTER L. LINES CONSULTING ENGINEER
RFD 1, HENNING, VERMONT
SURVEYED 4/16/66
PLATE NO. 259