

000459

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WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS

THAT, I, June M. Campbell, of the Town of Old Saybrook, County of Middlesex, State of Connecticut, Grantor, in the consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION paid to my full satisfaction by Stephen F. Lichtenstein and Carole D. Lichtenstein, husband and wife, of Town of Lawrenceville, County of Mercer and State of New Jersey, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto said Grantees, Stephen F. Lichtenstein and Carole D. Lichtenstein, husband and wife, as tenants by the entirety, their heirs, successors and assigns forever, a certain piece of land in the Town of Stowe, in the County of Lamoille and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to June M. Campbell by Quitclaim Deed of John L. Campbell and June L. Campbell, dated November 25, 1996 and recorded in Book 324, Page 236-237, of the Town of Stowe Land Records. Being further described therein as follows:

"Being all and the same land and premises conveyed to June M. Campbell and John L. Campbell by Warranty Deed of Stowe Trading Corporation dated September 18, 1969 and recorded in Book 60, Pages 535-536 of the Town of Stowe Land Records:

The property herein conveyed is further described as follows:

BEGINNING at a point located at the most northerly corner of the land herein conveyed; thence S 48° 15' W 405.27 feet to a point; thence S 48° 15' W 27.50 feet to a point in the common boundary of land herein conveyed and the land owned by one Bull; thence in said common boundary S 41° 51' E 287.91 feet to a point; thence S 56° 59' E 75.0 feet to a point; thence S 33° 01' W 50.0 feet to a point; thence N 56° 59' W 25.0 feet to a point; thence S 33° 01' W 88.02 feet to a point; thence southwesterly in a straight line approximately 100 feet to a point in the common boundary of land herein conveyed and land owned by one Benn; thence in said common bound S 55° 32' E 280.3 feet to a point; thence N 28° 50' E approximately 737.0 feet to a point; thence N 56° 50' W 447.24 feet to the point of beginning. Said parcel contains 7.3 acres, more or less.

The property conveyed herein is to be used for residential purposes only, not for the development of commercial or industrial enterprises. The land conveyed herein may be subdivided once, resulting in parcels of land not less than three acres each and said subdivision must be approved in writing by Stowe Trading Corporation or its successors and assigns. No trailer homes, mobile homes or multiple cabins shall be placed on or allowed on said property. This agreement shall not prevent (sic) the maintenance of workshop and garage facilities such as are normally maintained in connection with residential property. No houses or other structures shall be built within fifty (50) feet of any boundary of the premises herein conveyed.

Also conveyed to the Grantees herein is a right-of-way to be used in common with others over a 50-foot wide strip of land, said right-of-way being hereinafter

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described:

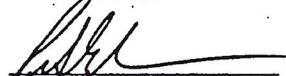
BEGINNING at a point in the center of graveled portion of Town Road No. 3 (State Aid Highway), and located 433.4 feet westerly of the center of the westerly end of Bridge No. 38 spanning Gold Brook; thence S 52° 14' E 534.85 feet to the point of curvature of a 348.50-foot radius curve to the left; thence along said curve 231.13 feet to the point of tangency of said curve; thence N 89° 46' E 694.72 feet to the point of curvature of a 185.14-foot radius curve to the left; thence along said curve 183.21 feet to the point of tangency of said curve; thence N 33° 01' E 138.02 feet to the end of said right-of-way."

As a further aid in this description, reference is hereby made to the above mentioned Warranty Deeds and all other deeds of record.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Stephen F. Lichtenstein and Carole D. Lichtenstein, husband and wife, as tenants by the entirety, their heirs, successors and assigns, to their own use and behoof forever; And the said Grantor, June M. Campbell, for herself and her heirs, successors and assigns, does covenant with the said Grantees, Stephen F. Lichtenstein and Carole D. Lichtenstein, husband and wife, as tenants by the entirety, their heirs, successors and assigns, that until the ensealing of theses presents June M. Campbell is the sole owner of the premises, and has good right and title to convey the same in the manner aforesaid, that it is FREE FROM EVERY ENCUMBRANCE: EXCEPT as aforesaid; and June M. Campbell, hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, EXCEPT as aforesaid.

IN WITNESS WHEREOF, June M. Campbell, hereunto executed this Warranty Deed at Stowe, Vermont on this 28 day of February 2000.

In the Presence Of:



 JUNE M. CAMPBELL

STATE OF VERMONT,)
 LAMOILLE COUNTY) ss.

At Stowe, in said County, on this 28th day of February 2000, JUNE M. CAMPBELL, personally appeared, and acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me,



Notary Public

My commission expires 2/10/03

Stowe, Vt. Record Received
 MAR 01 2000 at 4:28 P.M.
 Marie N. Betterley, Town Clerk

TRANSFER TAX RECEIVED MAR 01 2000
 MARIE N. BETTERLEY, TOWN CLERK, STOWE, VT.

0165

FORM 901 VERMONT - WARRANTY DEED

REV. 9/80



TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05701

Know all Men by these Presents

That FREDERICK W. BENN and RENÉE BENN, husband and wife,

of Toronto in the Province of Ontario,
~~and State of CANADA~~ Grantors, in the consideration of
 Ten and more ----- Dollars
 paid to them in full satisfaction by

STEPHEN F. LICHTENSTEIN and CAROLE D. LICHTENSTEIN, husband and wife,

of Lawrenceville in the County of Mercer
 and State of New Jersey Grantees, by these presents, do
 freely Give, Grant, Sell, Convey and Confirm unto the said Grantees

STEPHEN F. LICHTENSTEIN and CAROLE D. LICHTENSTEIN, husband and wife, as
 tenants by the entirety,

certain piece of land in Stowe and their heirs and assigns forever, a
 County of Lamoille in the
 follows, viz: and State of Vermont, described as

BEING all and the same land and premises conveyed to Grantors herein by STOWE
 TRADING CORPORATION of Stowe, Vermont, in its Warranty Deed of August 15, 1969
 recorded in the Land Records of the Town of Stowe Book 60 pages 511-512, and
 described therein as follows:

"BEING a part of the same land and premises conveyed Stowe Trading Corporation by
 the Warranty Deed of Carroll R. Lang and Joyce E. Lang and David R. Bryan, Trustee,
 dated October 10, 1967 and recorded in Stowe Land Records, Book 60 at pages 172 and
 173; and being further described as follows:

"VIZ: BEGINNING AT an iron pin located in the most easterly corner of land now
 owned by one James Stead; THENCE north 55°15' West 275.0 feet to a point;
 THENCE north 31°01' East 50.0 feet to a point; THENCE north 55°15' West 25.0 feet
 to a point; THENCE north 31°01' east 359.2 feet to an iron pin; THENCE south
 55°32' east 280.3 feet to an iron pin in a stone wall; THENCE southwesterly
 along said wall approximately 409.2 feet to the POINT OF BEGINNING.

"Said parcel of land contains 2.72 acres, more or less.

"A right of way to be used in common with others until such time as the hereinafter
 described access road shall become a public highway is conveyed herewith and lies
 along the following described centerline:

"BEGINNING AT a point located in the center of the graveled portion of Town Road
 No. 3 (State Aid Highway), located 433.4 feet westerly of the center of the westerly
 end of Bridge #38 spanning Cold Brook; THENCE South 52°14' East, 534.85 feet to the
 point of curvature of a 348.50 foot radius curve to the left; THENCE along said curve
 281.13 feet to the point of tangency of said curve; THENCE N 89° 46' E 694.72 feet
 to the point of curvature of a 58.00 foot radius curve to the right; THENCE along
 said curve 126.0 feet to the point of tangency of said curve; THENCE S 31°01' W 473 feet
 to a point; THENCE S 55°15' E, 50.0 feet to the end of said right of way.

"In aid of this description, refer to a copy of a map filed in Stowe Map Files #8N,
 where the bearings of this description are further listed.

"The within described realty is conveyed subject to the following:

"The property conveyed herein is to be used for residential purposes, not for the
 development of commercial or industrial enterprises, that the land will not be
 subdivided, that no trailer homes, mobile homes or multiple cabins shall be placed
 or allowed on said property. This agreement does not prevent the maintenance of
 workshop and garage facilities such as are normally maintained in connection with
 residential property. No houses or other structures shall be built within fifty(50)
 feet of any boundary of the premises herein conveyed.

"Reference is also made to a corrective deed from Carroll R. Lang and Joyce E. Lang
 --continued next page--

BOOK 128 PAGE 61 -2-

quote continued:

"and David R. Bryan, Trustee, to Stowe Trading Corporation dated the 15th day of August, 1969 and recorded in Stowe Land Records, Book 60 at pages 509-510, said deed given to correct the metes and bounds description as set forth in Book 58 at page 411-412, and Book 60 at page 205-206 in Stowe Land Records.

"The Grantor herein agrees to construct an extension of the present right-of-way mentioned above to the end of the lot being conveyed to the Grantee herein, said construction to be completed within six months of the date of this deed.

"Subsequent to such construction mentioned above, the Grantor herein agrees to maintain such roadway, including snow removal, at said Grantor's expense, from said Town Road Number Three to the end of the lot being conveyed [to] the Grantee herein until such time as said roadway is approved and accepted as a Town Road by the Town of Stowe."

As a further aid in this description, reference is made to the above mentioned deeds and to all other relevant documents of record in the Land Records of the Town of Stowe, Lamoille County, Vermont.

The property is also subject to a corrective deed from Stowe Trading Corporation to Frederick W. Benn dated May 30, 1972 and recorded in Stowe Land Records Book 67 at pages 307-308, correcting the metes and bounds description (See* above).

The property consists of 2.72 acres more or less with a three-level frame dwelling situated thereon.

BOOK 128 PAGE 62

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantees

STEPHEN F. LICHTENSTEIN and CAROLE D. LICHTENSTEIN, husband and wife,
as tenants by the entirety,

And the said Grantors their heirs and assigns, to their own use and behoof forever;

FREDERICK W. BENN and RENÉE BENN (as to Renée Benn only with respect to any interest she may have) Trust R.B.

executors and administrators, do for themselves and their heirs, covenant with the said Grantees

STEPHEN F. LICHTENSTEIN and CAROLE D. LICHTENSTEIN, and their

heirs and assigns, that until the ensembling of these presents they 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 covenants, restrictions, and utility easements contained in prior deeds of record, AND THEY

hereby engage to Warrant and Defend the same against all lawful claims whatever,

In Witness Whereof,
this 28th

they have hereunto set their hand and seals
day of October A. D. 1986.

In Presence of

* [Signature]
* [Signature]

* [Signature] Frederick W. Benn
* [Signature] Renée Benn

CANADA
State of Vermont,
PROVINCE OF ONTARIO
County

SS. At Toronto this
28th day of October A. D. 1986

Frederick W. Benn and Renée Benn,
know or sufficiently identified to me,

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

Before me * [Signature]

NOTARY PUBLIC

(Title)

My Commission Expires [Signature]

Stowe, Vt. Town Clerk's Office
Received for Record

October 31 A. D. 1986

at 3 o'clock 45 minutes P M

and recorded in Book 128 Page 60-62
of Land Records.

Attest: [Signature]
Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231

ACKNOWLEDGMENT

Return Rec'd. Tax Paid-Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. A669300

Signed [Signature] Clerk

Date 10-31-86