PAYABLE TO:
MAIL TO:

TOWN OF MORRISTOWN

PO Box 748
Morrisville, VT 05661-0748

TAX BILL

802-888-6370

PARCEL ID	BILL DATE	TAX YEAR
11084.	11/26/2024	24/25

Description: AC & 2 DWL
Location: 396 ROSS HILL ROAD

OWNER **LANDE ERIC**
C/O LANDE ERIC P - LIFE ESTATE
PO BOX 552
STOWE VT 05672

HOUSESITE TAX INFORMATION

SPAN # 414-129-11310	SCL CODE: 129
TOTAL PARCEL ACRES	441.29
HOUSESITE VALUE	1,279,300
HOUSESITE EDUCATION TAX	14,091.49
HOUSESITE MUNICIPAL TAX	9,004.99
HOUSESITE TOTAL TAX	23,096.48

FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	
REAL	3,085,600	3,085,600	
EXEMPTION			
LAND USE	- 1,307,600	- 1,307,600	
TOTAL TAXABLE VALUE	**1,778,000**	1,778,000	
GRAND LIST VALUES	**17,780.00**	17,780.00	

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.4488	x17,780.00=	7,979.65
HIGHWAY	0.2542	x17,780.00=	4,519.68
LOCAL AGREEMENT	0.0009	x17,780.00=	16.00

TOTAL MUNICIPAL TAX 12,515.33
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
HOMESTEAD EDUCATION	1.1015	x17,780.00=	19,584.67

1.1325 (district rate) / 102.81% (CLA) = 1.1015

TOTAL EDUCATION TAX 19,584.67
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

Payments	
1	11/15/2024
2	05/15/2025

TAX SUMMARY
Municipal + Education

TOTAL TAX 32,100.00
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF MORRISTOWN
TAX YEAR 24/25

1ST PAYMENT DUE	
11/15/2024	
OWNER NAME	
LANDE ERIC	
PARCEL ID	
11084-	
AMOUNT DUE	
AMOUNT PAID	

TOWN OF MORRISTOWN
TAX YEAR 24/25

2ND PAYMENT DUE	
05/15/2025	
OWNER NAME	
LANDE ERIC	
PARCEL ID	
11084-	
AMOUNT DUE	
AMOUNT PAID	

yellow - is newly acquired Abel parcel

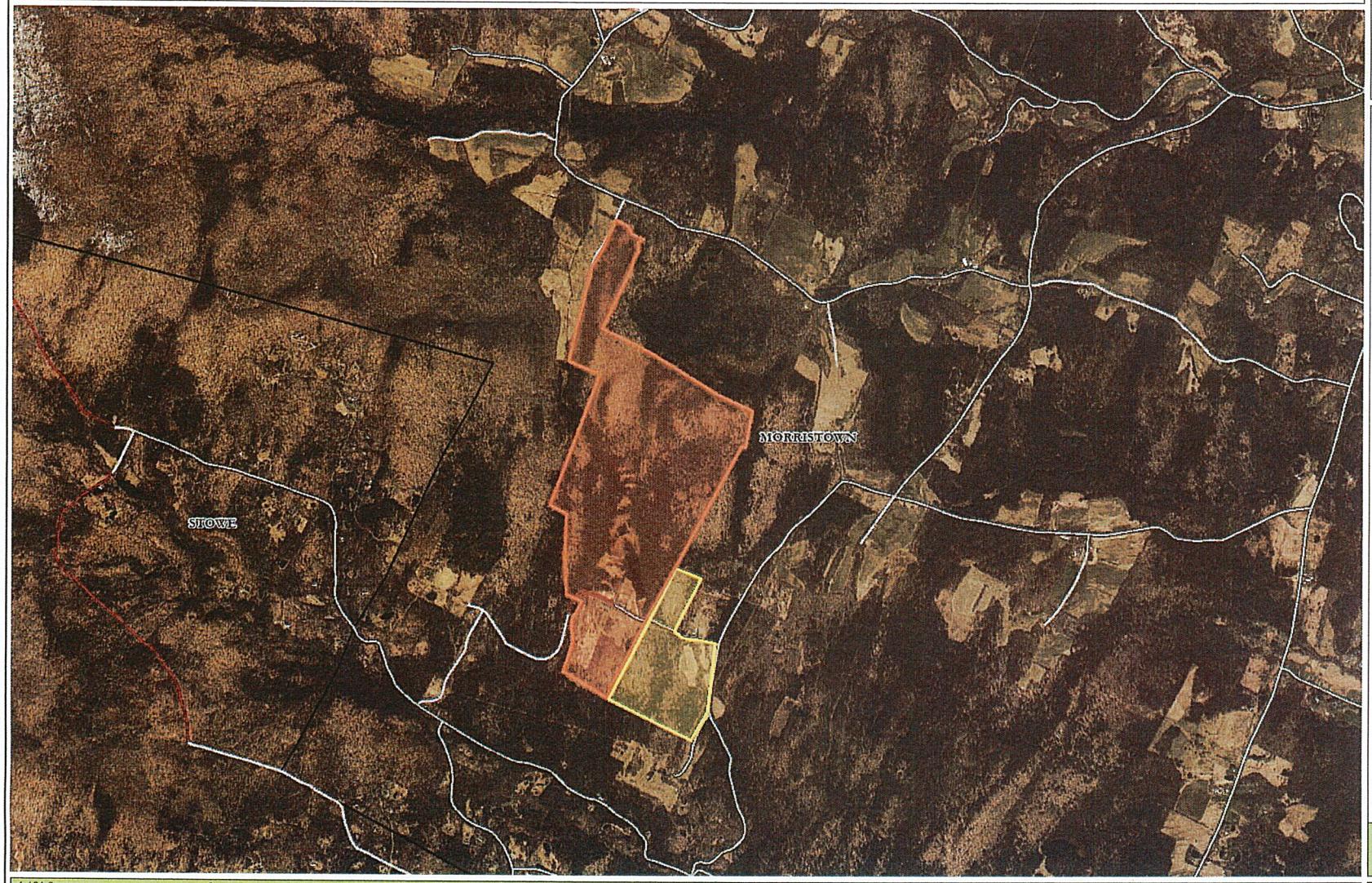
6/25 PS.

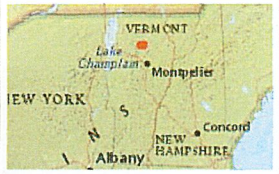
VERMONT

Property of Eric Lande - Ross Hill Road & Cote Hill Road, Morristown

Vermont Agency of Natural Resources

vermont.gov





LEGEND

Roads

- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads

Town Boundary

1: 23,245

1in = 1937 ft.
1cm = 232 meters

1,181.0 0 590.00 1,181.0 Meters

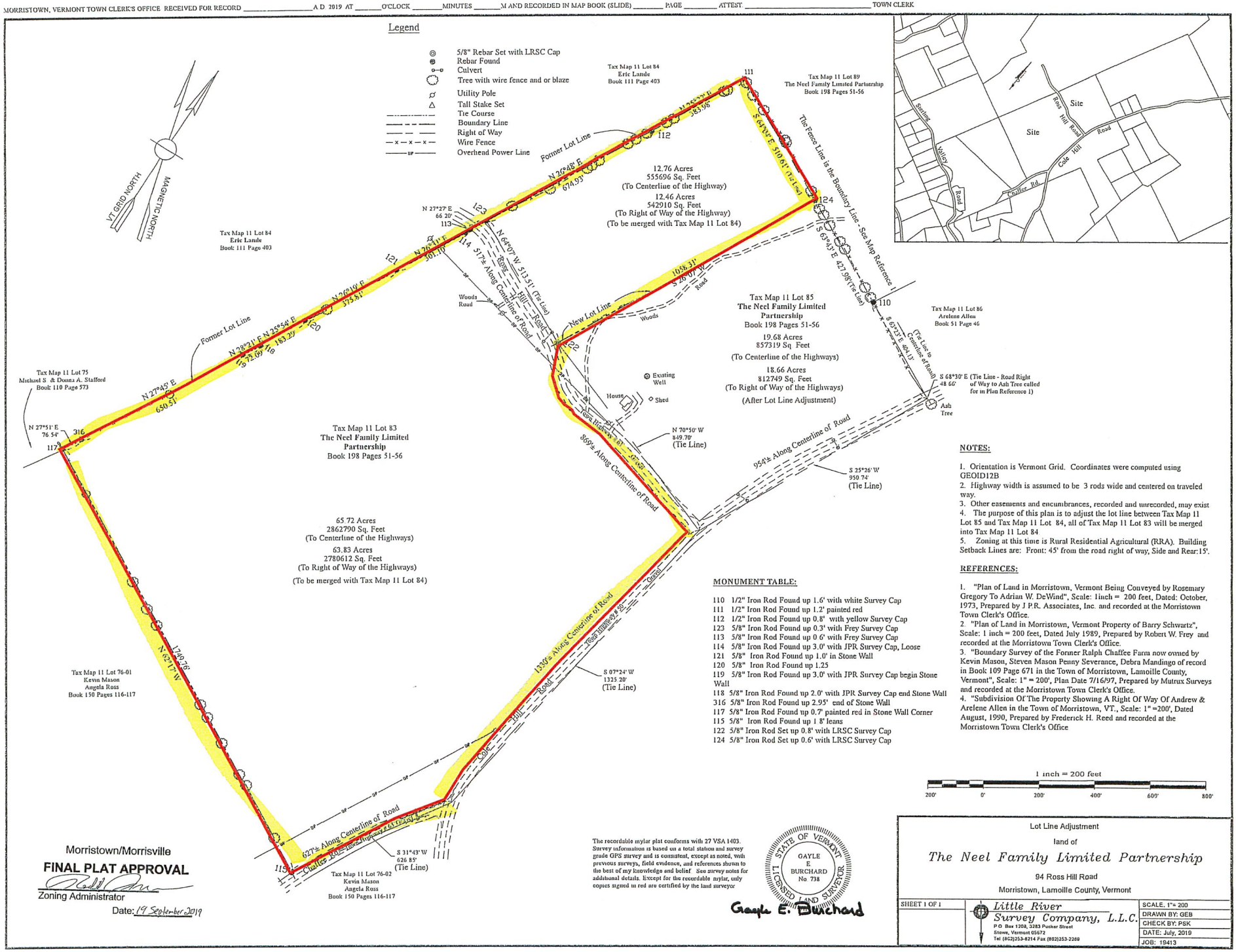
WGS_1984_Web_Mercator_Auxiliary_Sphere

NOTES

Map created using ANR's Natural Resources Atlas

MORRISTOWN, VERMONT TOWN CLERK'S OFFICE RECEIVED FOR RECORD _____ A.D. 2019 AT _____ O'CLOCK _____ MINUTES _____ M AND RECORDED IN MAP BOOK (SLIDE) _____ PAGE _____ ATTEST _____ TOWN CLERK

RECEIVED FOR RECORD September 20, 2019
RECORDED AT SLIDE NUMBER 36-5 (REST)
ATTEST: Mary Fleming



NOTES:

1. Orientation is Vermont Grid. Coordinates were computed using GEOID12B
2. Highway width is assumed to be 3 rods wide and centered on traveled way.
3. Other easements and encumbrances, recorded and unrecorded, may exist
4. The purpose of this plan is to adjust the lot line between Tax Map 11 Lot 85 and Tax Map 11 Lot 84, all of Tax Map 11 Lot 83 will be merged into Tax Map 11 Lot 84
5. Zoning at this time is Rural Residential Agricultural (RRA). Building Setback Lines are: Front: 45' from the road right of way, Side and Rear:15'.

REFERENCES:

1. "Plan of Land in Morristown, Vermont Being Conveyed by Rosemary Gregory To Adrian W. DeWind", Scale: 1inch = 200 feet, Dated: October, 1973, Prepared by J.P.R. Associates, Inc. and recorded at the Morristown Town Clerk's Office.
2. "Plan of Land in Morristown, Vermont Property of Barry Schwartz", Scale: 1 inch = 200 feet, Dated July 1989, Prepared by Robert W. Frey and recorded at the Morristown Town Clerk's Office.
3. "Boundary Survey of the Former Ralph Chaffee Farm now owned by Kevin Mason, Steven Mason Penny Severance, Debra Mandingo of record in Book 109 Page 671 in the Town of Morristown, Lamoille County, Vermont", Scale: 1" = 200', Plan Date 7/16/97, Prepared by Mutrux Surveys and recorded at the Morristown Town Clerk's Office.
4. "Subdivision Of The Property Showing A Right Of Way Of Andrew & Arelene Allen in the Town of Morristown, VT., Scale: 1" =200', Dated August, 1990, Prepared by Frederick H. Reed and recorded at the Morristown Town Clerk's Office

MONUMENT TABLE:

110 1/2" Iron Rod Found up 1.6' with white Survey Cap
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115 5/8" Iron Rod Found up 1.8' leans
122 5/8" Iron Rod Set up 0.8' with LRSC Survey Cap
124 5/8" Iron Rod Set up 0.6' with LRSC Survey Cap

The recordable mylar plat conforms with 27 VSA 1403. Survey information is based on a total station and survey grade GPS survey and is consistent, except as noted, with previous surveys, field evidence, and references shown to the best of my knowledge and belief. See survey notes for additional details. Except for the recordable mylar, only copies signed in red are certified by the land surveyor

STATE OF VERMONT
GAYLE E. BURCHARD No. 738
LICENSED LAND SURVEYOR

Gayle E. Burchard

Morristown/Morrisville
FINAL PLAT APPROVAL
Zoning Administrator
Date: 19 September 2019

Lot Line Adjustment
land of
The Neel Family Limited Partnership
94 Ross Hill Road
Morristown, Lamoille County, Vermont

SHEET 1 OF 1

Little River Survey Company, L.L.C.
P.O. Box 1208, 3283 Pucker Street
Stowe, Vermont 05672
Tel (802)253-8214 Fax (802)253-2269

SCALE: 1"= 200	
DRAWN BY: GEB	
CHECK BY: PSK	
DATE: July, 2019	
JOB: 19413	

NEEL PARCEL.

2837391 CANADA, INC. TO ERIC LANDE

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that 2837391 Canada, Inc., a Canadian corporation formed and existing under the laws of Canada and having its principal office in the City of Montreal in the Province of Quebec and the Dominion of Canada (Grantor), for good and valuable consideration paid to its full satisfaction by Eric Lande, a resident of Stowe, Vermont (Grantee), by these presents, does hereby GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, Eric Lande, and his heirs and assigns forever, certain lands and premises situated in the Town of Morristown in the County of Lamoille and State of Vermont, described as follows:

Being all and the same lands and premises conveyed to the Grantor herein by Warranty Deed from Barry Schwartz dated July 24, 1992 and recorded in Book 98 at Pages 475-476 of the Morristown, Vermont Land Records, said lands and premises being described therein more particularly as follows:

"'Being a parcel of land containing 40 acres, more or less, situated on the southwest portion of lands formerly known as the G. Hershel Robson farm, said parcel being more particularly described as follows: Commencing at a point in a stone wall, said point being 45 feet easterly from the center line of Town Road No. 47 (said stone wall being 415 feet, more or less, southerly from the center line of Town Road No. 30), thence proceeding in an easterly direction to a concrete post set in the ground; thence, continuing in the same general easterly direction to another concrete post set in the ground; thence deflecting to the right and proceeding in a general south and southeasterly direction along a line marked by concrete posts and blazed trees set at regular intervals, to the northerly boundary of land owned by one Gregory; thence deflecting to the right and proceeding in a general westerly direction in and along a fallen barb wire fence to a point marked by a concrete post set in the ground; thence deflecting to the right and proceeding in a northerly direction in and along a barb wire fence for a distance of 3,400.00 feet to the point or place of beginning. All dimensions are more or less and are governed by monuments.

Said parcel of land is shown on a plan entitled 'Dynamex Property' dated June, 1969, filed in Map Drawer 2 of the Land Records of the Town of Morristown.

Being all and the same lands and premises conveyed to Dynamex Corporation by Warranty Deed of G. Hershel Robson dated June 28, 1969 and recorded in Volume 63, Page 49 of the Land Records of the Town of Morristown. Included in this conveyance is a right of way for ingress and egress along the 'Sugar Road', so-called, as shown on the aforesaid plan of property, said right of way extending from the southerly sideline of Town Road No. 30 to the southerly corner of the parcel herein conveyed. In addition, the Grantee herein, his successors and assigns, shall have the right to construct a road from the 'Sugar Road' across land now or formerly of G. Hershel Robson, to the northeasterly corner of the parcel herein conveyed.

Also included herewith are all water rights of Grantor [i.e., Barry Schwartz] as more particularly set forth in the aforesaid Warranty Deed of G. Hershel Robson to Dynamex Corporation dated June 28, 1969 and recorded in Volume 63, Page 49 of the Land Records of the Town of Morristown.

Reference is made to the following language which appears in the aforesaid Warranty Deed of G. Hershel Robson to Dynamex Corporation: 'The grantee herein shall have the right to remove such trees on the remaining property of the grantors herein, as might obscure the view from the east and north portions of the parcel herein conveyed. This right to the removal of trees shall be limited in nature, and agreeable to all parties hereto.'

This conveyance is made subject to and with the benefit of any easements, rights-of-way, conditions, restrictions, and other such interests as the same may appear of record, provided however that this paragraph shall not reinstate any such interests 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. For further particulars of description of the herein conveyed land and premises, reference is hereby made to the aforereferenced deeds and other documents and the descriptions and references contained therein.'"

TO HAVE AND TO HOLD said granted land and premises, with all the privileges and appurtenances thereof, to the said Grantee, Eric Lande, and his heirs and assigns, to their own use and behoof forever;

And the said Grantor, 2837391 Canada, Inc., for itself and its successors and assigns, does hereby covenant with the said Grantee, Eric Lande, and his heirs and assigns, that until the ensealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as aforereferenced.

And the said Grantor, 2837391 Canada, Inc., hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforereferenced.

IN WITNESS WHEREOF, 2837391 Canada, Inc. hereby executes this Warranty Deed at Morrisville, Vermont on this 16th day of May, 1997.

Witnessed:

2837391 Canada, Inc.

By
Barry Schwartz, its duly authorized agent

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Morrisville, in said County, on this 16TH day of May, 1997, Barry Schwartz, duly authorized agent for 2837391 Canada, Inc., 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 2837391 Canada, Inc.

Before me
Notary Public
My commission expires: 2/10/99

Morristown, VT., Town Clerk's Office May 19 A. D. 1997, at 8 o'clock 45 minutes A M.
Received for record a Deed, of which the foregoing is a true copy.
A True Record. Attest, Mary Ann Wilson 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. 97-05-16
Signed Mary Ann Wilson, Clerk
Date May 19, 1997

MATHIEU, ROSEMARY GREGORY, ESTATE OF
BY: LAMOILLE PROBATE COURT

TO

CHARLES BRADFORD GREGORY
TERRI LYNN GREGORY ECKARD
CHARLES MATTHEW GREGORY

STATE OF VERMONT
DISTRICT OF Lamoille SS.

PROBATE COURT
DOCKET NO. LP-29-87-T

IN RE THE ESTATE OF
Rosemary Gregory Mathieu
LATE OF Morristown

DECREE OF DISTRIBUTION

On application and account of Terri Eckard, C. B. Gregory, & C. M. Gregory, Executors of the above entitled estate, for a decree of distribution, due notice to interested persons having been given pursuant to the rules of probate procedure, and all taxes of the estate having been paid, the court decrees as follows:

Whereas it appears by the records and files of the court, that after the payment of the debts and funeral charges of the deceased, and the expenses of administration of the estate, the court decrees the following property to the following people (list all liens, mortgages and other encumbrances to which any property is subject):

PERSONAL ESTATE

Cash.....$1.39
Promissory Note.....50,000.00

Secured by Mortgage Deed of Barry Schwartz to Rosemary Mathieu, dated December 14, 1985, and recorded in Book 85, Pgs. 614-616, of Morristown Land Records.

AND WHEREAS, the Testatrix did provide by her Last Will and Testament, duly proved and admitted for Probate,

NOW THEREFORE, it is hereby decreed by said Court in accordance with said Last Will and Testament as follows:

UNTO CHARLES BRADFORD GREGORY, TERRI LYNN GREGORY ECKARD, and CHARLES MATTHEW GREGORY, all of the above-described Personal Estate with a value of fifty thousand one dollars and thirty-nine cents ($50,001.39), IN EQUAL SHARES, PER PARAGRAPH THIRD.

TO HAVE AND TO HOLD the same as aforesaid, to said beneficiaries and their

heirs, executors, administrators, and assigns forever.

And said Terry Eckard, C. B. Gregory, & C. M. Gregory are ordered to pay over and deliver said estate according to this decree.

Signed, Judge
Dated October 31, 1988
Probate Court, District of Lamoille

11/29/97 CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL AS THE SAME APPEARS ON FILE IN THIS OFFICE.
REGISTER, LAMOILLE PROBATE COURT

Morristown, Vermont, Town Clerk's Office May 19 1997 At 8 o'clock 45 minutes, A.M. Received the instrument of which the foregoing is a true record.
ATTEST: Mary Ann Wilson Town Clerk.

DOC: 28282 VOL: 274 PG: 76

TOWN CLERK'S OFFICE
Received Jan 15,2020 12:30P
Recorded in VOL: 274 PG: 76- 77
Of Morristown Land Records
ATTEST: Sara Allyn Haskins, Town Clerk

(PTR) Return No. 2020-13
32 V.S.A. Chap 231

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that THE NEEL FAMILY LIMITED PARTNERSHIP, a Limited Partnership with its offices in Morristown, Vermont, Grantor, in consideration of **TEN AND MORE DOLLARS** and other good and valuable consideration, paid to its full satisfaction by ERIC P. LANDE, of Stowe, Vermont, by these presents, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, ERIC P. LANDE, a single person, and his heirs and assigns forever, certain lands and premises in the Town of Morristown, County of Lamoille and State of Vermont, described as follows, viz:

Being a portion of "Parcel Thirty Six" conveyed to The Neel Family Limited Partnership by Quitclaim Deed of Virginia Neel and Hartley Neel, dated December 27, 2013, and recorded in Book 198, Pages 51-56 of the Town of Morristown Land Records.

Also being a portion of the lands and premises conveyed to Hartley S. Neel and Virginia T. Neel by Warranty Deed of Adrian W. DeWind, Jr., Susan V. DeWind, Barbara A. DeWind and John DeWind, recorded May 13, 2013, in Book 188, Pages 165-169 of the Town of Morristown Land Records.

Reference is also made to a Corrected Decree of Distribution in the matter of the Estate of Adrian W. DeWind, Vermont Superior Court Probate Division Docket No. LP-177-09-T, dated November 10, 2016, and recorded November 29, 2016, in Book 232, Pages 250-251 of the Town of Morristown Land Records.

Being a lot of land containing 78.48 acres, more or less, comprised of two merged parcels of land of 12.76 acres (to Centerline of the highway) and 65.72 acres (to Centerline of the highway), as depicted on a survey plan entitled "Lot Line Adjustment land of The Neel Family Limited Partnership, 94 Ross Hill Road, Morristown, Lamoille County, Vermont" prepared by Little River Survey Company, LLC, dated July, 2019, and filed in Map Slide No. 365 of the Town of Morristown Map Files.

The lands and premises are conveyed subject to the terms and conditions of Agency of Natural Resources Wastewater System and Potable Water Supply Permit No. WW-5-8137, dated December 19, 2020 and recorded in Book 273, Page 210 of the Morristown Land Records.

Notice of permit requirements. In order to comply with applicable state Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require installation or connection to a potable water supply or wastewater system, without first complying with the applicable rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state required standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.

This conveyance is subject to the restriction that Grantee, and his heirs and assigns, shall not construct more than one (1) single family dwelling on the herein conveyed property. This restriction shall run with the land.

This conveyance is made subject to and with the benefit of any utility easements, spring rights, easements for ingress and egress, and rights incident to each as may more particularly appear of record, provided, however, that this paragraph shall not reinstate any such interest or encumbrance previously extinguished by the Marketable Record Title Act as set forth in Title 27 Vermont Statutes Annotated, §601, et seq., and any amendments thereto.

Reference is herein made to the aforementioned instruments, the records thereof and the references therein contained, all in further aid of this description.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, ERIC P. LANDE, a single person, and his heirs and assigns, to his own use and behoof forever; and THE NEEL FAMILY LIMITED PARTNERSHIP, the said Grantor, for itself, and its successors and assigns, does covenant with the said Grantee, ERIC P. LANDE, and his heirs and assigns, that until the ensealing of these presents, it is the sole owner of the premises, and has good right and title to convey the same in the manner aforesaid; that they are free from every encumbrance except as aforesaid; and it hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever.

I, Kyle R. Bates, duly authorized agent of The Neel Family Limited Partnership, hereunto set my hand and seal this 15 day of January, 2020.

The Neel Family Limited Partnership

By: _____ LS
Kyle R. Bates, duly authorized agent

STATE OF VERMONT
COUNTY OF LAMOILLE, S.S.

At Stowe, in said County, this 15 day of January, 2020, personally appeared Kyle R. Bates, duly authorized agent for The Neel Family Limited Partnership, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed, and the free act and deed of The Neel Family Limited Partnership.

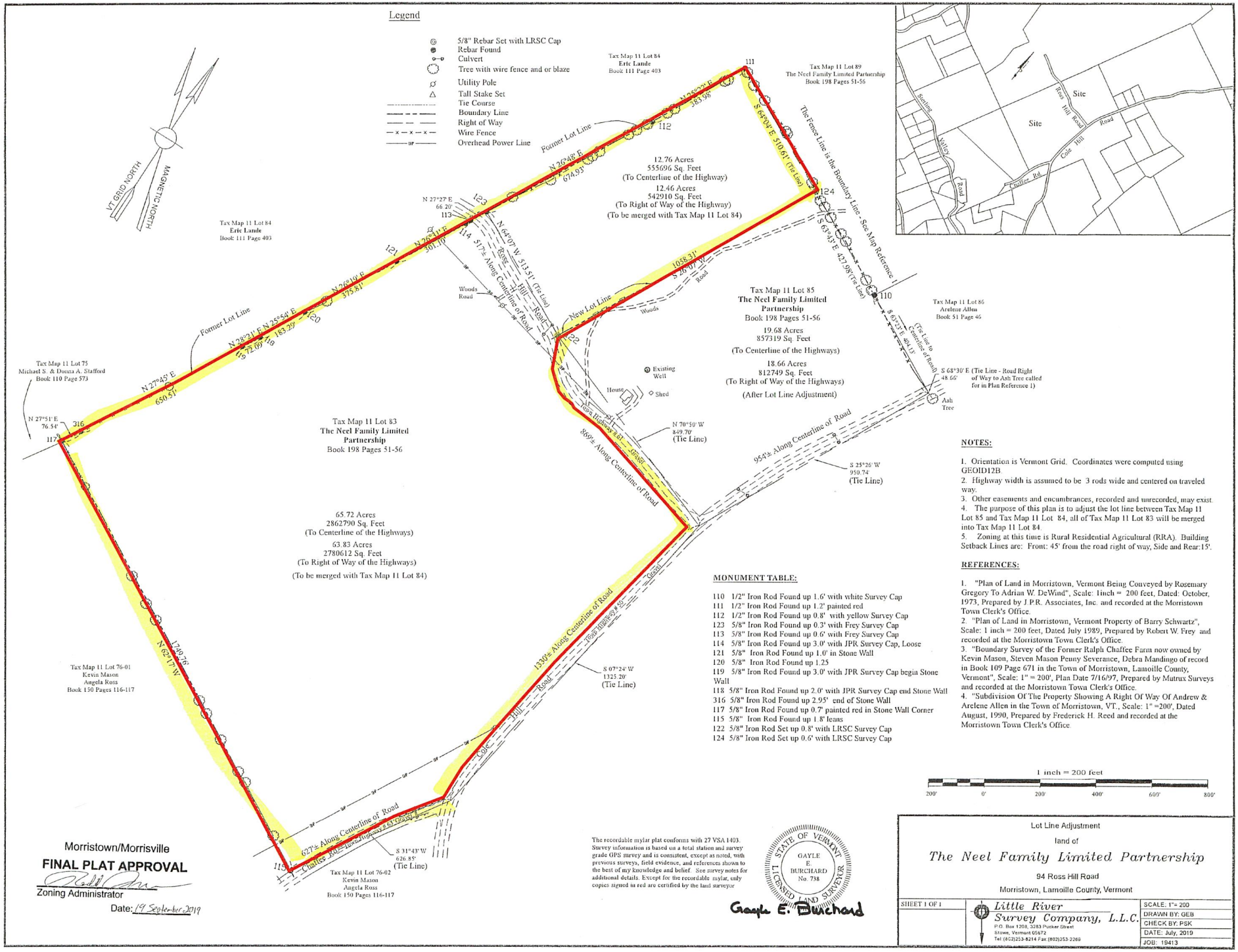
Before me, _____
Notary Public

Kim L. Bruce
Notary Public- State of Vermont
Commission Expires 1/31/2021
Credential # 0007252

My commission expires: 01/31/2021

MORRISTOWN, VERMONT TOWN CLERK'S OFFICE RECEIVED FOR RECORD _____ A.D. 2019 AT _____ O'CLOCK _____ MINUTES _____ M AND RECORDED IN MAP BOOK (SLIDE) _____ PAGE _____ ATTEST: _____ TOWN CLERK

RECEIVED FOR RECORD September 20, 2019
RECORDED AT SLIDE NUMBER 36 5 (red)
ATTEST: Mary Fleming



NOTES:

1. Orientation is Vermont Grid. Coordinates were computed using GEOID12B.
2. Highway width is assumed to be 3 rods wide and centered on traveled way.
3. Other easements and encumbrances, recorded and unrecorded, may exist.
4. The purpose of this plan is to adjust the lot line between Tax Map 11 Lot 85 and Tax Map 11 Lot 84, all of Tax Map 11 Lot 83 will be merged into Tax Map 11 Lot 84.
5. Zoning at this time is Rural Residential Agricultural (RRA). Building Setback Lines are: Front: 45' from the road right of way, Side and Rear:15'.

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3. "Boundary Survey of the Former Ralph Chaffee Farm now owned by Kevin Mason, Steven Mason Penny Severance, Debra Mandingo of record in Book 109 Page 671 in the Town of Morristown, Lamoille County, Vermont", Scale: 1" = 200', Plan Date 7/16/97, Prepared by Mutrux Surveys and recorded at the Morristown Town Clerk's Office.
4. "Subdivision Of The Property Showing A Right Of Way Of Andrew & Arelene Allen in the Town of Morristown, VT., Scale: 1" =200', Dated August, 1990, Prepared by Frederick H. Reed and recorded at the Morristown Town Clerk's Office.

MONUMENT TABLE:

110 1/2" Iron Rod Found up 1.6' with white Survey Cap
111 1/2" Iron Rod Found up 1.2' painted red
112 1/2" Iron Rod Found up 0.8' with yellow Survey Cap
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122 5/8" Iron Rod Set up 0.8' with LRSC Survey Cap
124 5/8" Iron Rod Set up 0.6' with LRSC Survey Cap

1 inch = 200 feet

200' 0' 200' 400' 600' 800'

The recordable mylar plat conforms with 27 VSA 1403. Survey information is based on a total station and survey grade GPS survey and is consistent, except as noted, with previous surveys, field evidence, and references shown to the best of my knowledge and belief. See survey notes for additional details. Except for the recordable mylar, only copies signed in red are certified by the land surveyor.

STATE OF VERMONT
GAYLE E. BURCHARD
No. 738
LICENSED LAND SURVEYOR

Gayle E. Burchard

Morristown/Morrisville
FINAL PLAT APPROVAL
Zoning Administrator
Date: 19 September 2019

Lot Line Adjustment
land of
The Neel Family Limited Partnership
94 Ross Hill Road
Morristown, Lamoille County, Vermont

SHEET 1 OF 1

Little River Survey Company, L.L.C.
P.O. Box 1208, 3283 Pucker Street
Stowe, Vermont 05672
Tel: (802)253-8214 Fax:(802)253-2269

SCALE: 1"= 200	
DRAWN BY: GEB	
CHECK BY: PSK	
DATE: July, 2019	
JOB: 19413	

RESOLUTION OF THE SOLE DIRECTOR
OF 2837391 CANADA INC.
(the "Corporation")

The undersigned, being the sole director of the Corporation, hereby adopts the following resolution:

WHEREAS the Corporation wishes to sell certain assets, consisting of land and buildings to Mr. Eric Lande;

WHEREAS it is in the best interest of the Corporation to proceed with such a sale.

RESOLVED:

1. That the Corporation be and is hereby authorized to enter into an agreement with Eric Lande under the terms of which the Corporation will sell the Farmstead Premises, the Dynamex Parcel and other assets defined in the purchase and sale agreement between the Corporation and Lande, dated April 13, 1997 (the "Agreement") for the consideration set forth in the Agreement, the whole in accordance with the terms and conditions of said Agreement;

2. That the Agreement be and is hereby approved;

3. That the Corporation be and is hereby authorized to enter into all other agreements, instruments and execute all other documents as may be necessary or useful to give effect to the Agreement;

4. That Barry Schwartz, being the sole director, President and duly authorized agent of the Corporation be and is hereby authorized to execute for and in the name of and on behalf of the Corporation, the Agreement, and in his discretion, to make amendments thereto and execute on behalf and in the name of the Corporation any deeds, documents or other writings necessary or useful to give effect to these resolutions and the agreements contemplated herein;

5. That the foregoing resolution is hereby consented to by the signature of the sole director of 2837391 Canada Inc., pursuant to sub-section 117(1) of the *Canada Business Corporation Act*, this 15th day of May, 1997.

Barry Schwartz,
Sole director and President of 2837391 Canada Inc.

Morristown, Vermont, Town Clerk's Office May 19 1997 At 8 o'clock 45 minutes, A.M. Received the instrument of which the foregoing is a true record.
ATTEST: Mary Ann Wilson Town Clerk.

2837391 CANADA, INC. TO ERIC LANDE

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that 2837391 Canada, Inc., a Canadian corporation formed and existing under the laws of Canada and having its principal office in the City of Montreal in the Province of Quebec and the Dominion of Canada (Grantor), for good and valuable consideration paid to its full satisfaction by Eric Lande, a resident of Stowe, Vermont (Grantee), by these presents, does hereby GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, Eric Lande, and his heirs and assigns forever, certain lands and premises situated in the Town of Morristown in the County of Lamoille and State of Vermont, described as follows:

Being all and the same lands and premises conveyed to the Grantor herein by Warranty Deed from Barry Schwartz dated July 24, 1992 and recorded in Book 98 at Pages 473-474 of the Morristown, Vermont Land Records, said lands and premises being described therein more particularly as follows:

"'Being a house, barns and 300 acres, more or less, located off Town Road No. 61, the so-called Ross Hill Road, in the Town of Morristown and being more particularly described as follows:

PARCEL #1: Being all and the same land and premises conveyed to Charles Gregory and Rosemary Gregory by the Warranty Deed of Albert D. Ayers and Hazel M. Ayers dated November 19, 1962 and recorded in Book 58 at Page 285 of Morristown Land Records, being the so-called Cady Lot.

PARCEL #2: Being all and the same land and premises conveyed to Charles Gregory and Rosemary Gregory by the Warranty Deed of Henry L. Ross dated September 23, 1959, and recorded in Book 58 at Page 31 of the Morristown Land Records.

Charles Gregory is deceased. Raymond Mathieu is the husband of Rosemary Gregory Mathieu and joins in this deed to release any homestead interest he may have in the within conveyed premises.

Included with this conveyance are all buildings, structures, improvements, and betterments made and added to the property subsequent to the acquisition of the property by the Grantor herein [i.e. Barry Schwartz].'"

Included in this conveyance by quitclaim only without covenants of warranty as a privilege and appurtenance of a portion of the herein conveyed land is a certain right of way that proceeds from Morristown Town Highway #61 known as Ross Hill Road in a generally northerly direction across premises now or formerly owned by Adrian W. DeWind to a portion of the herein conveyed lands and premises, said right of way having been reserved by Rosemary Gregory in the Warranty Deed from said Rosemary Gregory to Adrian W. DeWind dated November 20, 1973 and recorded in Book 66 at Page 448 of the Morristown Land Records. For further particulars of description of said right of way, reference may be had to the following provision in said Warranty Deed from Gregory to DeWind [references in the following description to "Grantor" mean and refer to Rosemary Gregory and her heirs and assigns and to "Grantee" mean and refer to Adrian W. DeWind and his heirs and assigns]:

"The Grantor herein reserves two rights of way along logging or farm roads, one running from the intersection of Town Road #50 and Town Road #61 southeasterly to the remaining property of the Grantor and the other right of way running from Town Road #61 northerly to the remaining property of the Grantor. Such rights of way shall be rights of way in common to be used by the Grantor and the Grantee herein and the heirs and assigns of both. The Grantee and his heirs and assigns shall have no obligation to maintain, repair or otherwise care for either of the rights of way, except at such time as the Grantee or his heirs or assigns shall use either or both of said rights of way. At that time, the Grantee or his heirs or assigns shall pay a proportionate share of maintaining and repairing that portion of the rights of way so used."

The herein conveyed lands are depicted on a survey map entitled "Plan of Land in Morristown, Vermont, Property of Barry Schwartz, prepared by Robert W. Frey, Registered Land Surveyor, dated July 1989, Job 308, Sheets 1 and 2 of 2, as recorded in Map Book 2 at Page 108AB of the Morristown Map Files. It is noted that the acreage as shown on said survey map is 291.8 acres, which shall serve as a more precise description in lieu of the aforestated general description of 300 acres, more or less.

This conveyance is made subject to and with the benefit of any easements, rights-of-way, conditions, restrictions, and other such interests as the same may appear of record, provided however that this paragraph shall not reinstate any such interests 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. For further particulars of description of the herein conveyed land and premises, reference is hereby made to the aforereferenced deeds and other documents and the descriptions and references contained therein.

TO HAVE AND TO HOLD said granted lands and premises, with all the privileges and appurtenances thereof, to the said Grantee, Eric Lande, and his heirs and assigns, to their own use and behoof forever;

And the said Grantor, 2837391 Canada, Inc., for itself and its successors and assigns, does hereby covenant with the said Grantee, Eric Lande, and his heirs and assigns, that until the ensealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforereferenced.

And the said Grantor, 2837391 Canada, Inc., hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforereferenced.

IN WITNESS WHEREOF, 2837391 Canada, Inc. hereby executes this Warranty Deed at Morrisville, Vermont on this 16th day of May, 1997.

Witnessed:

2837391 Canada, Inc.

By: _____
Barry Schwartz, its duly authorized agent

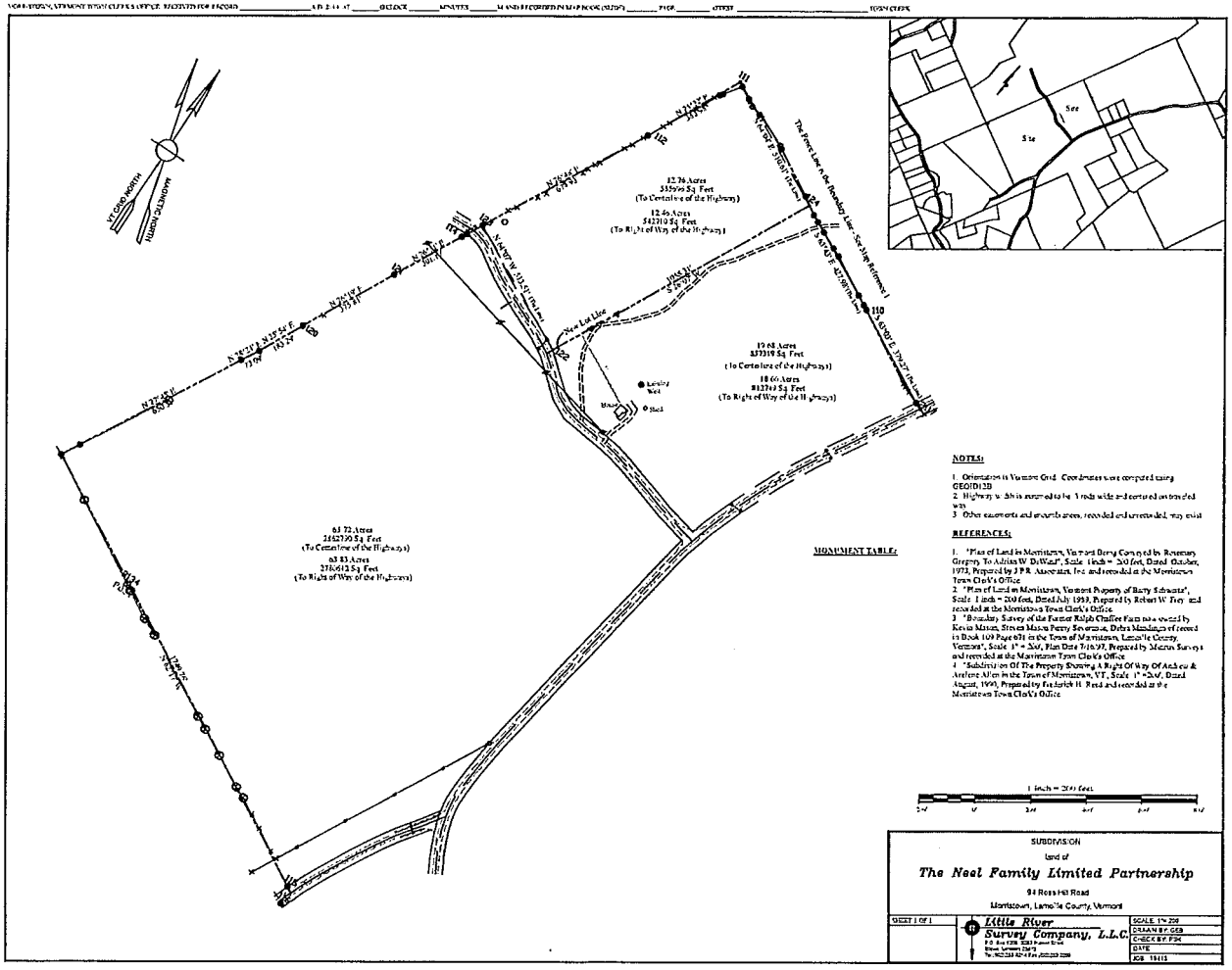
STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Morristown, in said County, on this 16th day of May, 1997, Barry Schwartz, duly authorized agent for 2837391 Canada, Inc., 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 2837391 Canada, Inc.

Before me _____
Notary Public
My commission expires: 2/10/99

Morristown, Vt., Town Clerk's Office May 19 A. D. 19 97, at 8 o'clock 45 minutes A.M.
Received for record a Deed, of which the foregoing is a true copy.
A True Record. Attest: _____ Clerk.

— ACKNOWLEDGMENT —
Vermont Property Transfer Tax
32 V.S.A. Chap. 231
Return No. 97-05-15
Return Rec'd. Tax Paid-Board of Health Cert. Rec'd. Vt. Land Use & Development Plans Act Cert. Rec'd.
Stamp _____ Clerk
Date May 19, 1997



NOTES:

1. Orientation is Vermont Grid. Coordinates were computed using GEOID12B
2. Highway width is assumed to be 3 rods wide and centered on travelled way
3. Other easements and encumbrances, recorded and unrecorded, may exist

REFERENCES:

1. "Plan of Land in Morristown, Vermont Being Conveyed by Rosemary Gregory To Adrian W. DuWalt", Scale 1 inch = 200 feet, Dated October, 1973, Prepared by J P R Associates, Inc and recorded in the Morristown Town Clerk's Office
2. "Plan of Land in Morristown, Vermont Property of Barry Schwartz", Scale 1 inch = 200 feet, Dated July 1999, Prepared by Robert W Troy and recorded at the Morristown Town Clerk's Office
3. "Boundary Survey of the Former Ralph Chaffee Farm now owned by Kevin Mason, Steven Mason Perry Severance, Debra Mandigo of record in Book 109 Page 671 in the Town of Morristown, Lamoille County, Vermont", Scale 1" = 300', Plan Date 7/16/97, Prepared by Morris Survey and recorded at the Morristown Town Clerk's Office
4. "Subdivision Of The Property Showing A Right Of Way Of Andrew & Arelene Allen in the Town of Morristown, VT, Scale 1" =200', Dated August, 1990, Prepared by Frederick H. Reed and recorded at the Morristown Town Clerk's Office

MONUMENT TABLE:

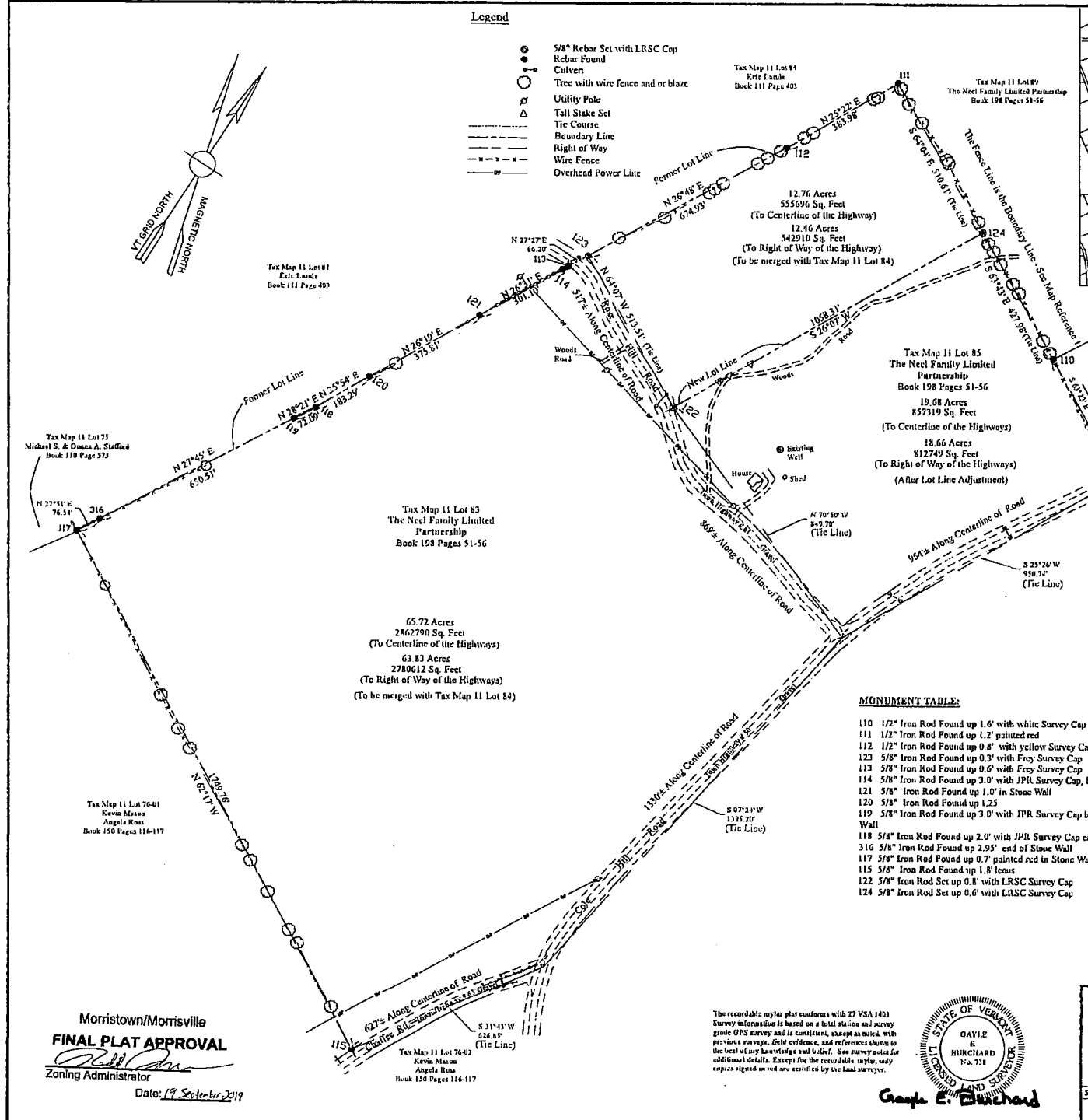
1 inch = 200 feet

SUBDIVISION
land of
The Neel Family Limited Partnership
94 Ross Hill Road
Morristown, Lamoille County, Vermont

SHEET 1 OF 1	Little River Survey Company, L.L.C.	SCALE 1"= 200'
		DRAWN BY GEB
		CHECK BY FSH
		DATE
		JOB 19115

MORRISTOWN, VERMONT TOWN CLERK'S OFFICE RECEIVED FOR RECORD _____ A.D. 2019 AT _____ O'CLOCK _____ MINUTES _____ M AND RECORDED IN MAP BOOK (SLIDE) _____ PAGE _____ ATTEST _____ TOWN CLERK

RECEIVED FOR RECORD September 20, 2019
RECORDED AT SLIDE NUMBER 316 (Cabinet)
ATTEST: Mary Fleming



NOTES:

1. Orientation is Vermont Grid. Coordinates were computed using GEOID12B.
2. Highway width is assumed to be 3 rods wide and centered on traveled way.
3. Other easements and encumbrances, recorded and unrecorded, may exist.
4. The purpose of this plan is to adjust the lot line between Tax Map 11 Lot 85 and Tax Map 11 Lot 84, all of Tax Map 11 Lot 83 will be merged into Tax Map 11 Lot 84.
5. Zoning at this time is Rural Residential Agricultural (RRA). Building Setback Lines are: Front: 45' from the road right of way, Side and Rear 15'

REFERENCES:

1. "Plan of Land in Morristown, Vermont Being Conveyed by Rosemary Gregory To Adrian W. DeWind", Scale: 1inch = 200 feet, Dated: October, 1973, Prepared by J.P.R. Associates, Inc. and recorded at the Morristown Town Clerk's Office.
2. "Plan of Land in Morristown, Vermont Property of Barry Schwartz", Scale: 1 inch = 200 feet, Dated July 1989, Prepared by Robert W. Frey and recorded at the Morristown Town Clerk's Office
3. "Boundary Survey of the Former Ralph Chaffee Farm now owned by Kevin Mason, Steven Mason Penny Severance, Debra Mandingo of record in Book 109 Page 671 in the Town of Morristown, Lamoille County, Vermont", Scale: 1" = 200', Plan Date 7/16/97, Prepared by Mutrux Surveys and recorded at the Morristown Town Clerk's Office.
4. "Subdivision Of The Property Showing A Right Of Way Of Andrew & Arelene Allen in the Town of Morristown, VT., Scale: 1" =200', Dated August, 1990, Prepared by Frederick H. Reed and recorded at the Morristown Town Clerk's Office.

MONUMENT TABLE:

110	1/2" Iron Rod Found up 1.6' with white Survey Cap
111	1/2" Iron Rod Found up 1.2' painted red
112	1/2" Iron Rod Found up 0.8' with yellow Survey Cap
123	5/8" Iron Rod Found up 0.3' with Frey Survey Cap
113	5/8" Iron Rod Found up 0.6' with Frey Survey Cap
114	5/8" Iron Rod Found up 3.0' with JPR Survey Cap, Loose
121	5/8" Iron Rod Found up 1.0' in Stone Wall
120	5/8" Iron Rod Found up 1.25
119	5/8" Iron Rod Found up 3.0' with JPR Survey Cap begin Stone Wall
118	5/8" Iron Rod Found up 2.0' with JPR Survey Cap end Stone Wall
316	5/8" Iron Rod Found up 2.95' end of Stone Wall
117	5/8" Iron Rod Found up 0.7' painted red in Stone Wall Corner
115	5/8" Iron Rod Found up 1.8' leans
122	5/8" Iron Rod Set up 0.8' with LRSC Survey Cap
124	5/8" Iron Rod Set up 0.6' with LRSC Survey Cap

1 inch = 200 feet

200' 0' 200' 400' 600' 800'

The recordable mylar plat conforms with 27 VSA 1403 Survey information is based on a total station and survey grade GPS survey and is consistent, except as noted, with previous surveys, field evidence, and references shown to the best of my knowledge and belief. See survey notes for additional details. Except for the recordable mylar, only copies signed in red are certified by the land surveyor.

STATE OF VERMONT
GAYLE E. BURCHARD
No. 738
LICENSED LAND SURVEYOR

Gayle E. Burchard

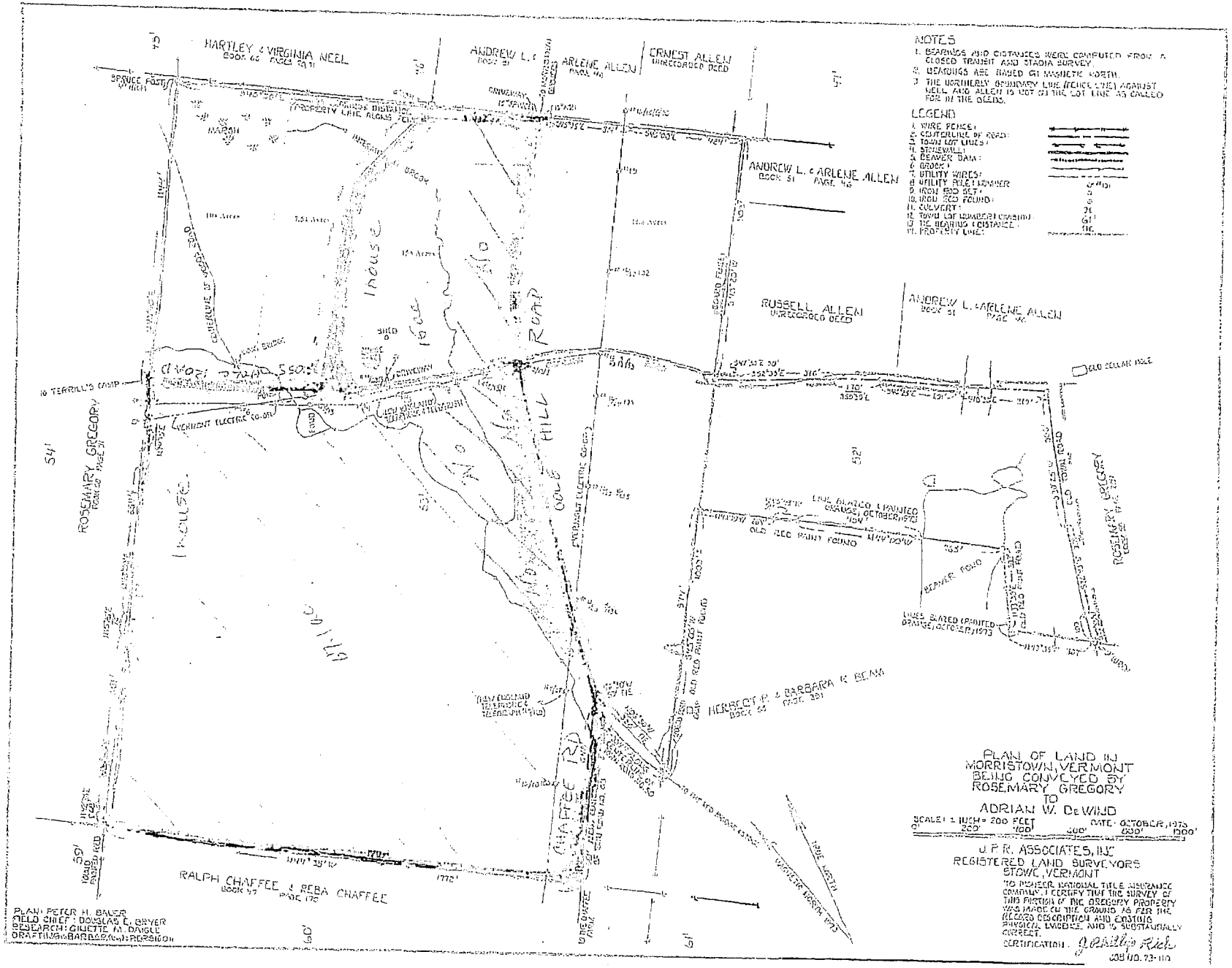
Morristown/Morrisville
FINAL PLAT APPROVAL
Zoning Administrator
Date: 19 September 2019

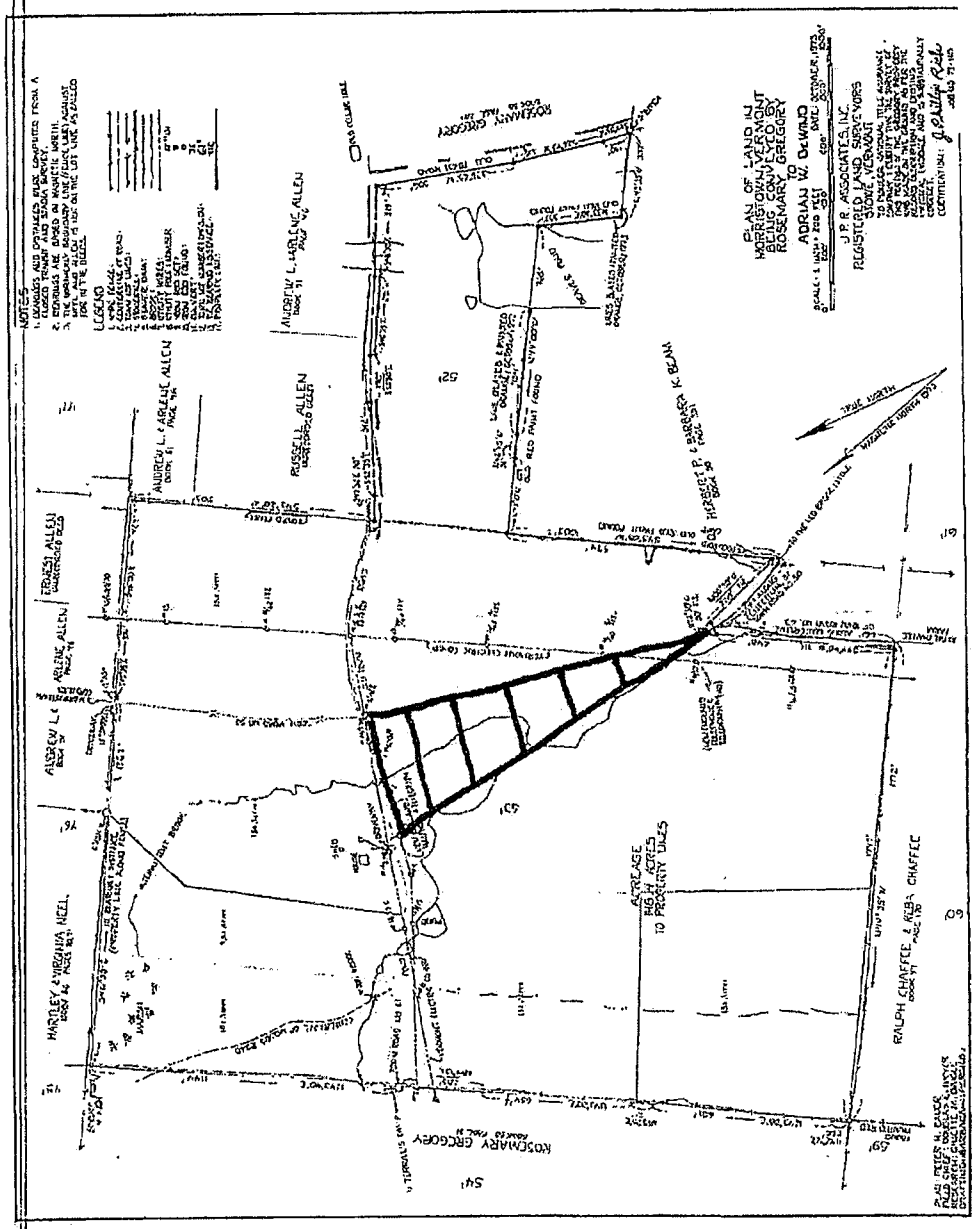
Lot Line Adjustment
land of
The Neel Family Limited Partnership
94 Ross Hill Road
Morristown, Lamoille County, Vermont

SHEET 1 OF 1	*Little River Survey Company, L.L.C.* P.O. Box 1206, 3253 Pearson Street Stowe, Vermont 05672 Tel.(802)253-6314 Fax:(802)253-2309	SCALE: 1"= 200
		DRAWN BY: GEB
		CHECK BY: PEK
		DATE: July, 2019
		JOB: 18413

For Sale No building retained by seller

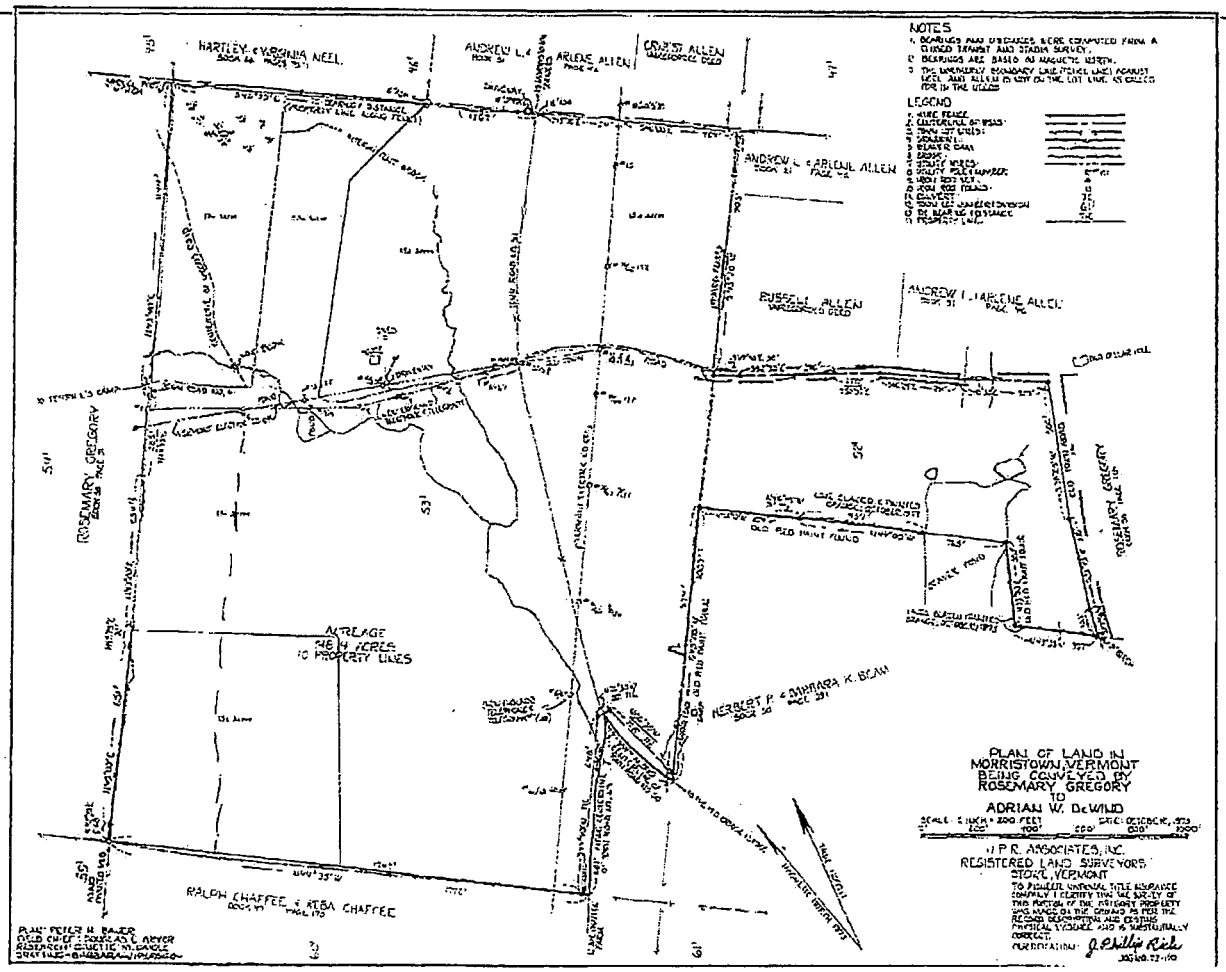
$250,000

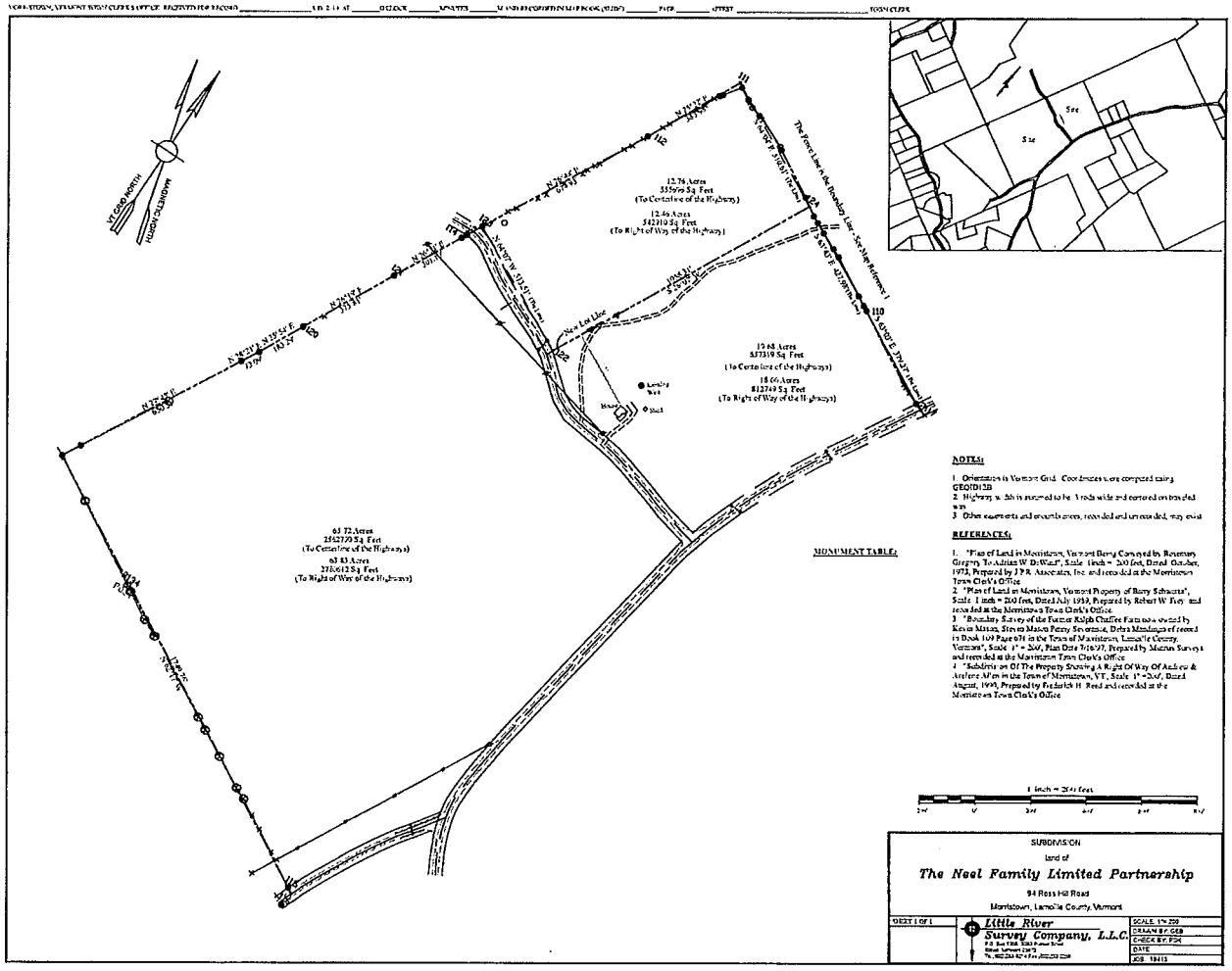




MAP SHOWING RESTRICTED AREA

UNMARKED MAP





NOTES:

1. Orientation is Vermont Grid. Coordinates were computed using GEOID12B
2. Highway w. 20ft is assumed to be 3 rods wide and centered on travelled way.
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REFERENCES:

1. "Plan of Land in Morristown, Vermont Being Conveyed by Rosemary Gregory To Adrian W. DeWaal", Scale 1inch = 200 feet, Dated October, 1973, Prepared by J.P.R. Associates, Inc. and recorded at the Morristown Town Clerk's Office
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3. "Boundary Survey of the Former Ralph Chaffee Farm now owned by Kevin Mason, Steven Mason Penny Severance, Debra Mandigan of record in Book 109 Page 671 in the Town of Morristown, Lamoille County, Vermont", Scale 1" = 200', Plan Date 7/18/97, Prepared by Morton Surveys and recorded at the Morristown Town Clerk's Office
4. "Subdivision Of The Property Showing A Right Of Way Of Archer & Archer Men in the Town of Morristown, VT., Scale 1" =200', Dated August, 1990, Prepared by Frederick H. Reed and recorded at the Morristown Town Clerk's Office

MONUMENT TABLE:

1 inch = 200 feet

SUBDIVISION

land of

The Neal Family Limited Partnership

94 Ross Hill Road

Morristown, Lamoille County, Vermont

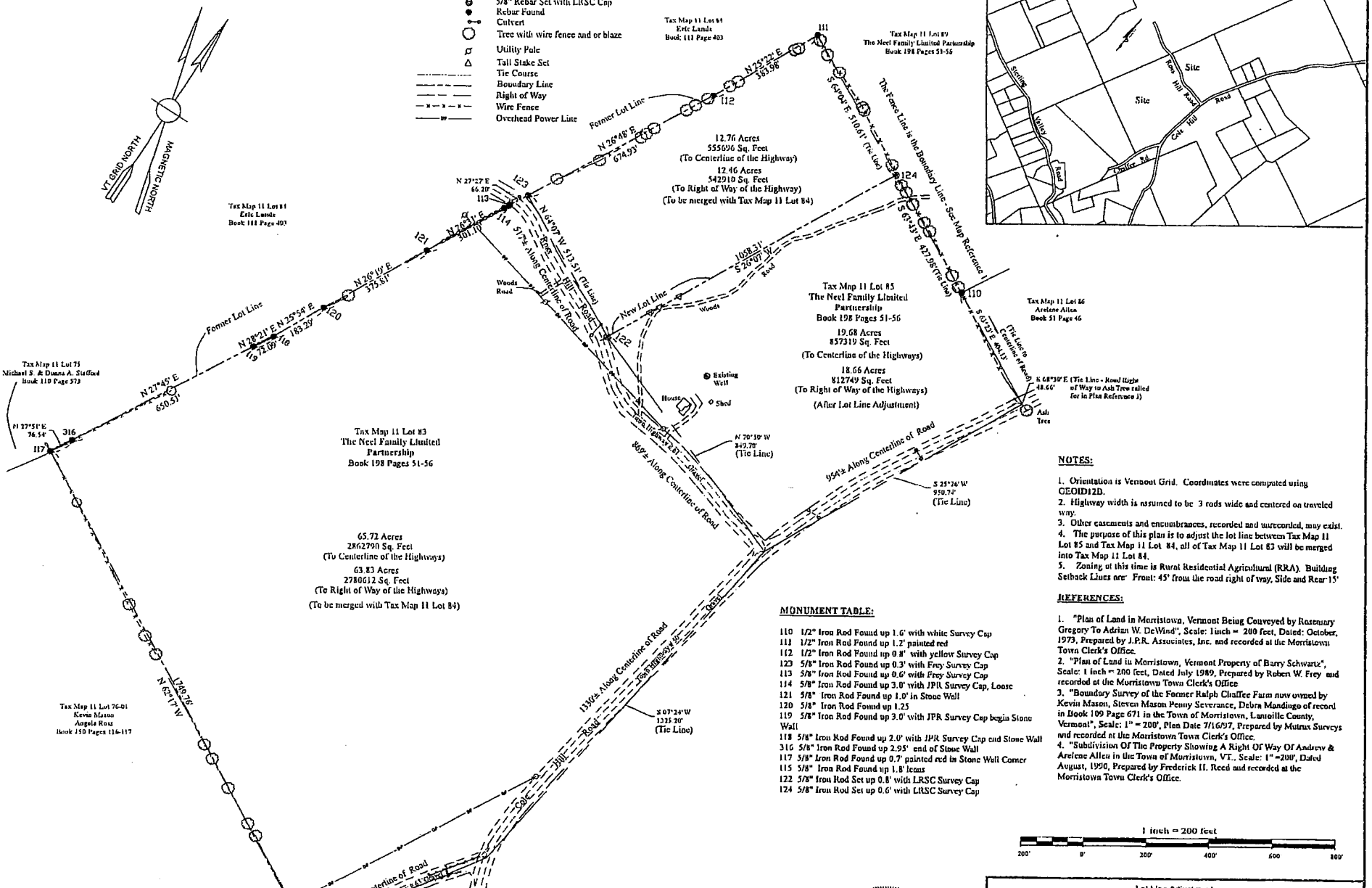
SHEET 1 OF 1	*Little River Survey Company, L.L.C.*	SCALE: 1"= 200'
		DRAWN BY: GEB
		CHECK BY: PSK
		DATE
		JOB: 19415

MORRISTOWN, VERMONT TOWN CLERK'S OFFICE RECEIVED FOR RECORD _____ A.D. 2019 AT _____ O'CLOCK _____ MINUTES _____ M AND RECORDED IN MAP BOOK (SLIDE) _____ PAGE _____ ATTEST _____ TOWN CLERK

RESENTED FOR RECORD September 20, 2019
RECORDED AT SLIDE NUMBER 365 (1-56)
ATTEST: Mary Gunning

Legend

- 5/8" Rebar Set with LRSC Cap
- Rebar Found
- Culvert
- Tree with wire fence and or blaze
- Utility Pole
- Tall Stake Set
- Tie Course
- Boundary Line
- Right of Way
- Wire Fence
- Overhead Power Line



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REFERENCES:

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2. "Plan of Land in Morristown, Vermont Property of Barry Schwartz", Scale: 1 inch = 200 feet, Dated July 1989, Prepared by Robert W. Frey and recorded at the Morristown Town Clerk's Office
3. "Boundary Survey of the Former Ralph Chaffee Farm now owned by Kevin Mason, Steven Mason Penny Severance, Debra Mandingo of record in Book 109 Page 671 in the Town of Morristown, Lamoille County, Vermont", Scale: 1" = 200', Plan Date 7/16/97, Prepared by Mutrux Surveys and recorded at the Morristown Town Clerk's Office.
4. "Subdivision Of The Property Showing A Right Of Way Of Andrew & Arelene Allen in the Town of Morristown, VT., Scale: 1" =200', Dated August, 1990, Prepared by Frederick H. Reed and recorded at the Morristown Town Clerk's Office.

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1 inch = 200 feet

200' 0' 200' 400' 600' 800'

The recordable mylar plat conforms with 27 VSA 1403 Survey information is based on a total station and survey grade GPS survey and is consistent, except as noted, with previous surveys, field evidence, and references shown to the best of my knowledge and belief. See survey notes for additional details. Except for the recordable mylar, only copies signed in red are certified by the land surveyor.

STATE OF VERMONT
GAYLE E. BURCHARD
No. 738
LICENSED LAND SURVEYOR

Gayle E. Burchard

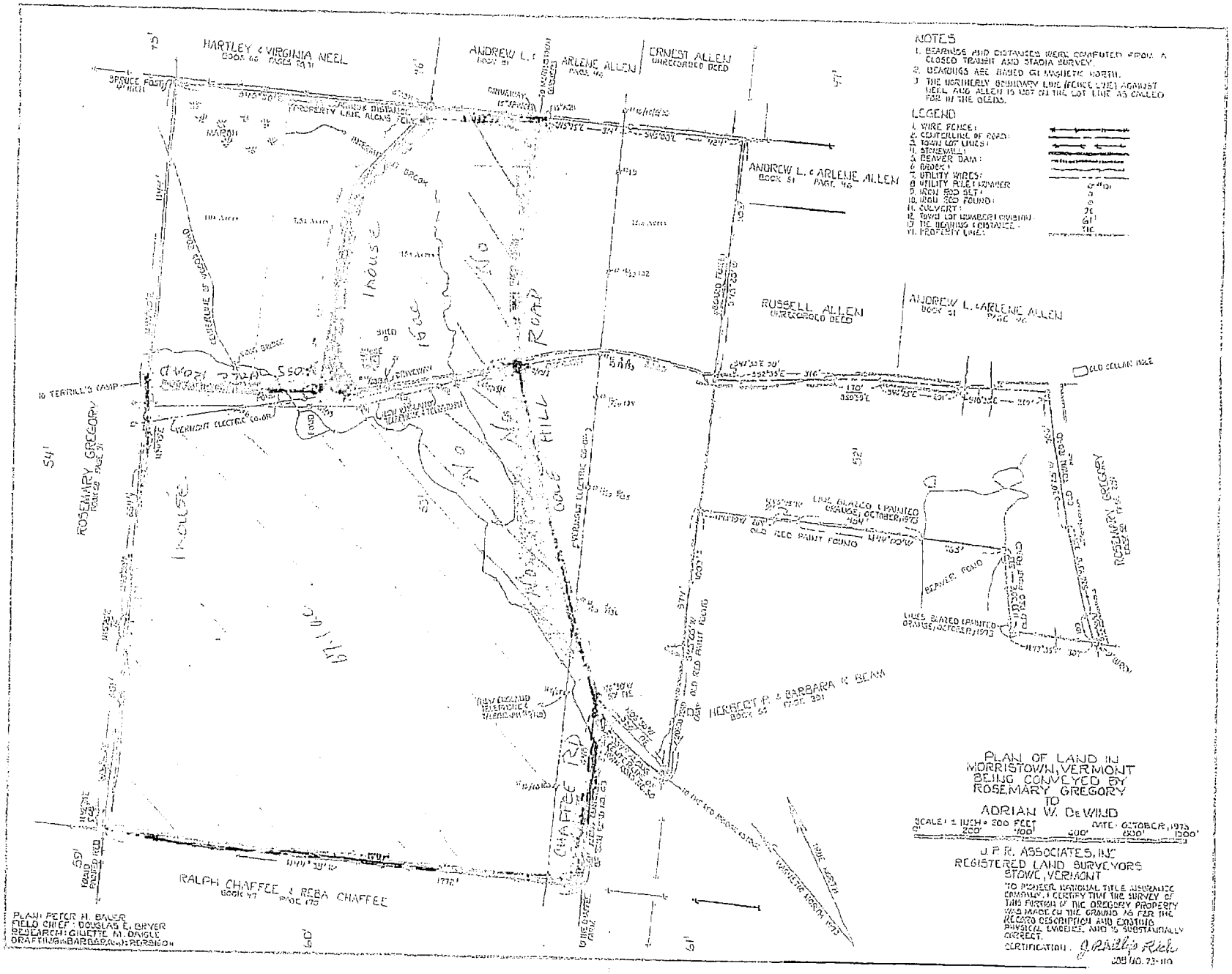
Morristown/Morrisville
FINAL PLAT APPROVAL
Zoning Administrator
Date: 19 September 2019

Lot Line Adjustment
land of
The Neel Family Limited Partnership
84 Ross Hill Road
Morristown, Lamoille County, Vermont

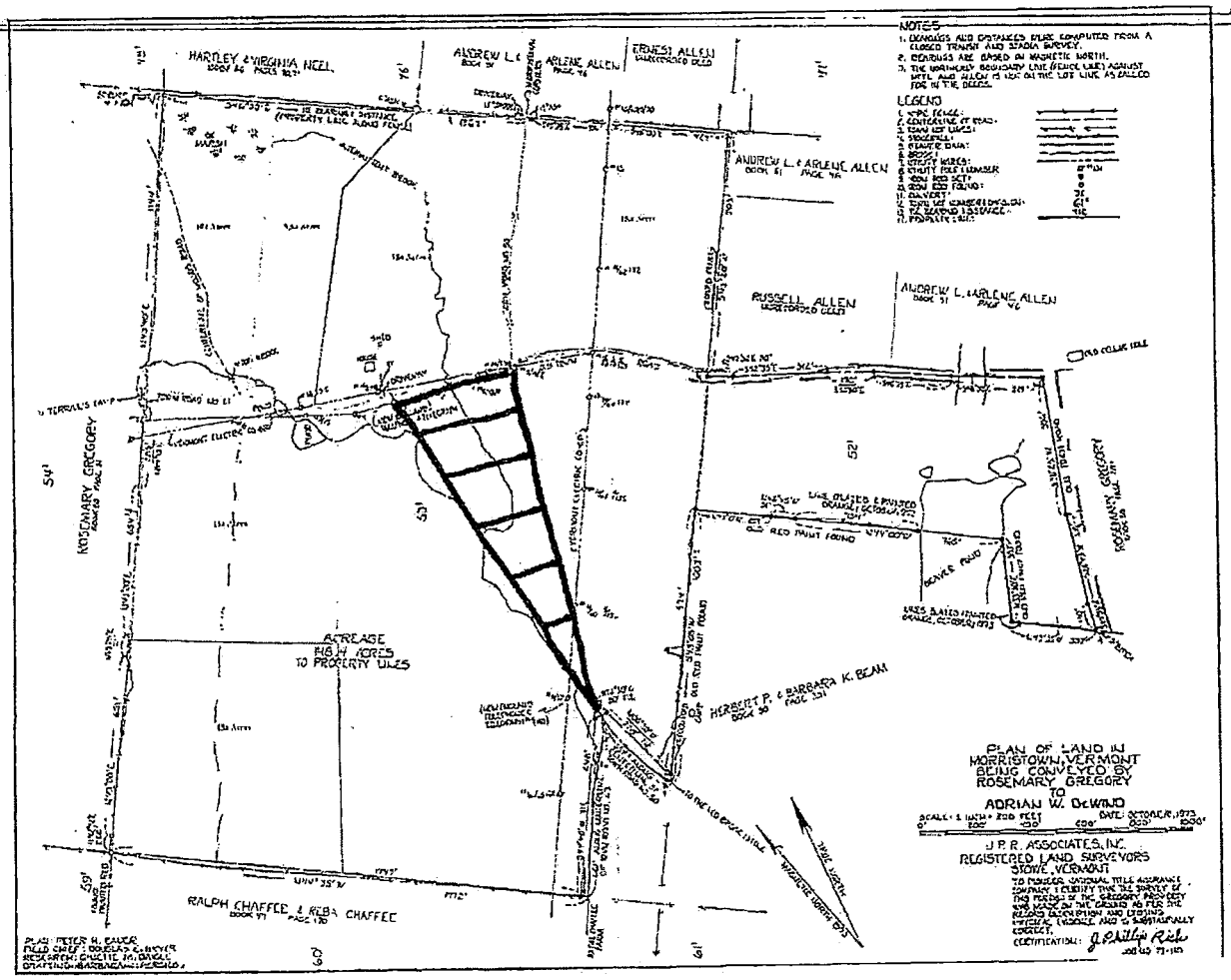
SHEET 1 OF 1	Little River Survey Company, L.L.C. P.O. Box 1206, 3353 Porter Street, Stowe, Vermont 05672, Tel: (802) 253-8314 Fax: (802) 253-7268
	SCALE: 1"= 200
	DRAWN BY: GEB
	CHECK BY: PSK
	DATE: July, 2018
	JOB: 18413

For Sale No building retained by seller

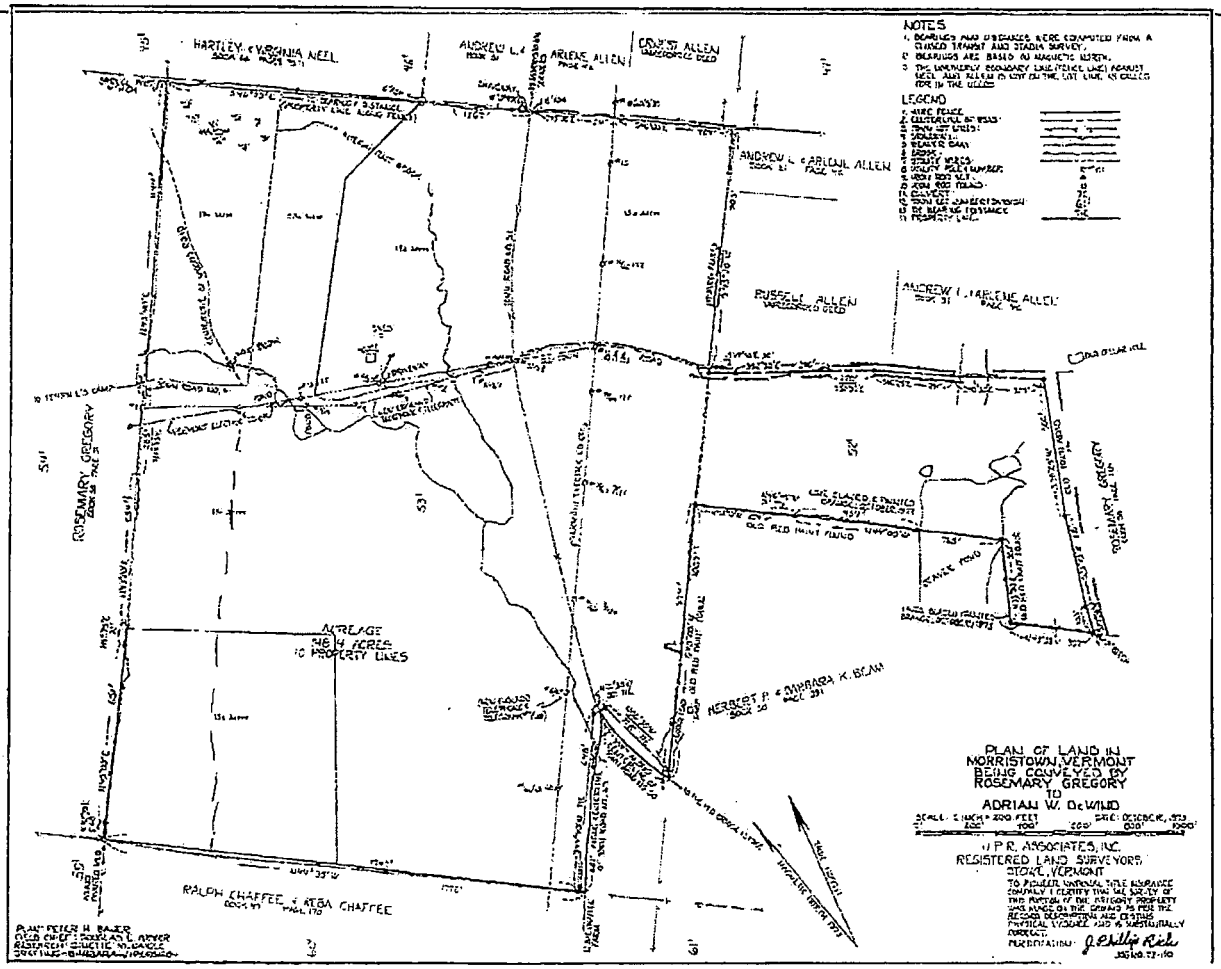
$25,000



MAP SHOWING RESTRICTED AREA



UNMARKED MAP



PALL SPERA COMPANY REALTORS, LLC

Pall Spera <pall.spera@pallspera.com>

claim #: 4454299

1 message

Vaillancourt, Nancy <Nancy_Vaillancourt@cinfin.com> Thu, Jun 12, 2025 at 9:18 AM
To: Dan Streaman <dstreaman@jsheld.com>, "marc globalpatriotadjusters.com" <marc@globalpatriotadjusters.com>
Cc: Pall Spera <pall.spera@pallspera.com>, Dawn globalpatriotadjusters <dawn@globalpatriotadjusters.com>, Pietro Lynn Esq <plynn@lynnlawvt.com>

Marc and Dan,

In regards to the site inspection next week, we will also need to see Clay Point Associates protocol/estimate for mold remediation. Their report did not provide this information. If Clay Point cannot provide this information, we would bring in our own hygienist for the on stie inspection to do so. Please let me know if we need to schedule a hygienist. Please remember per the policy, HR929 there is a limitation of $10,000 for mold remediation.

Some of Lime Lite invoices forwarded by Dan Streaman on June 9, from your email Marc to Dan in May, were estimated only. We cannot accept those for payment at this time, the invoices need to be completed and reviewed.

The invoices for the gun repairs, furniture repairs, oriental rug cleaning all appear to be finalized, we will send these invoices off for auditing. Once we have the report back on those invoices we can forward.

Thank you for your assistance.

Nancy Vaillancourt, AIC

Senior Claims Specialist II

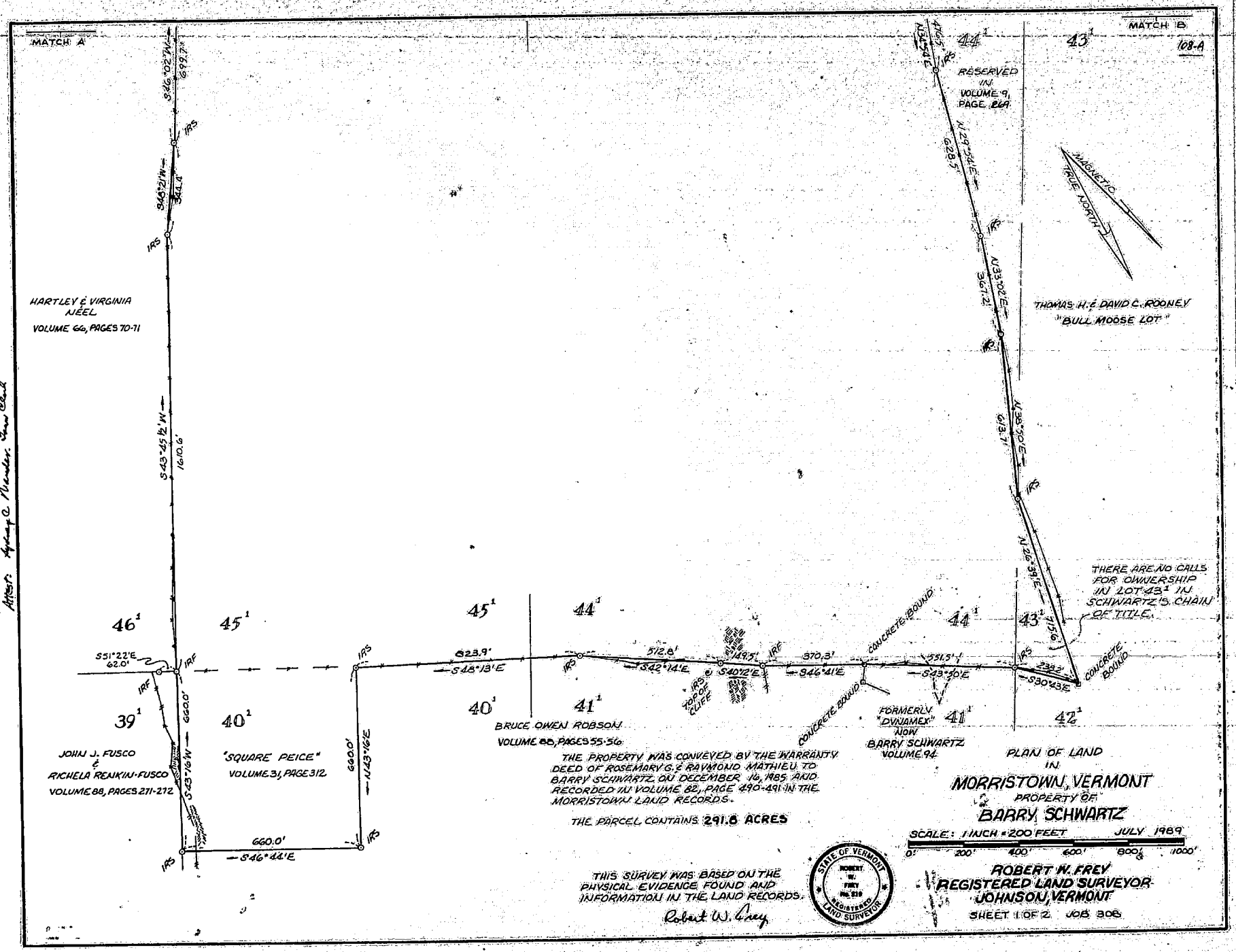
P.O.Box 586

Barre, VT 05641

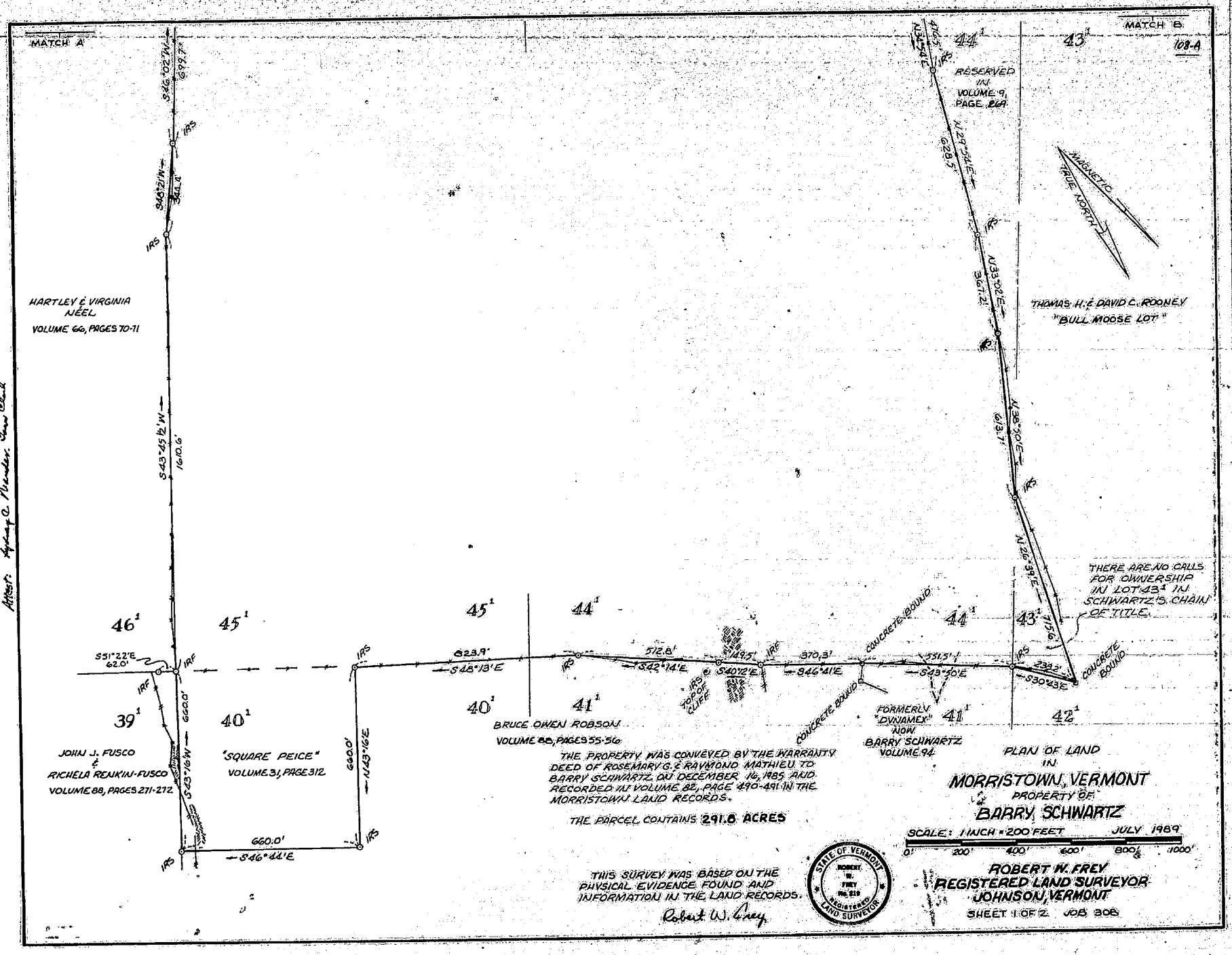
(802) 479-0362 office

(802) 793-7744 cell

(888) 229-5771 fax

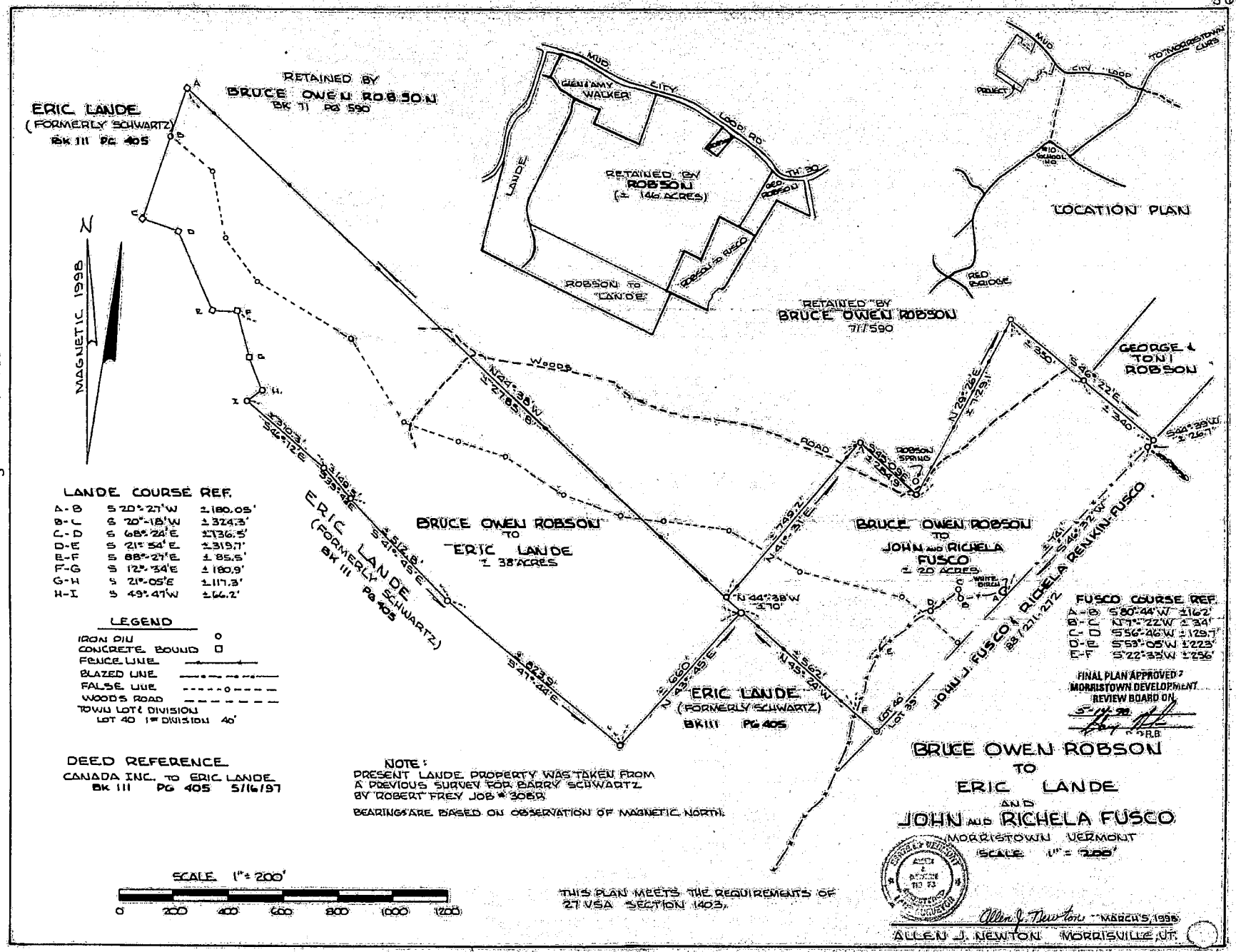


Rec'd for Film: Oct. 26, 1990
Attest: Gerald A. Mandeville, Town Clerk



Rec'd for Film: Oct. 26. 1990
Attest: Sylvia A. Marden, Town Clerk

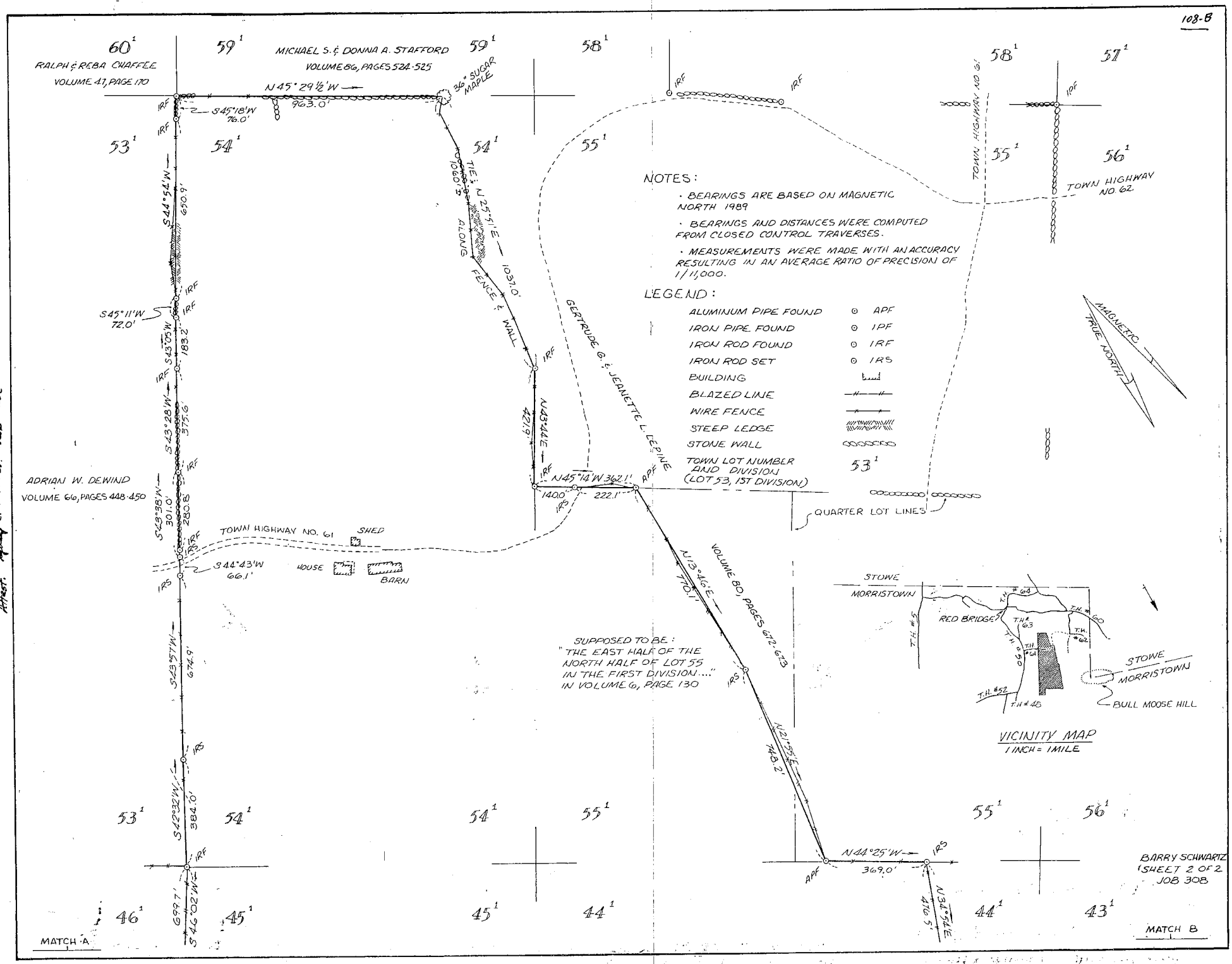
11/4/89



Received for filing May 18, 1998
Attest: Judy Stewart, Clerk

ORIGINAL INK ON MYLAR 3/5/98 A.J.N.

108-B



Red For Filing: Oct. 26, 1990
Attest: Sydney A. Newton, Town Clerk

ROBSON, BRUCE OWEN TO ERIC LANDE

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Bruce Owen Robson, of Morristown, in the County of Lamoille, and State of Vermont, Grantor in the consideration of TEN OR MORE DOLLARS paid to my full satisfaction by Eric Lande 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, Eric Lande, and his heirs and assigns forever, a certain piece of land in the Town/City of Morristown, in the County of Lamoille and State of Vermont, described as follows, viz:

Being a portion of the lands and premises conveyed to Bruce Owen Robson by Quit Claim Deed of Mildred F. Robson dated February 1, 1988 and of record in Volume 88, Pages 55-56 of the Town of Morristown Land Records and being more particularly described as follows:

Being a parcel of land containing 38 acres, more or less, as shown on a plan entitled "Bruce Owen Robson to Eric Lande and John and Richela Fusco, Morristown, Vermont" by Allen J. Newton, dated March 5, 1998 and to be recorded in the Land Records of the Town of Morristown contemporaneously with this deed.

Said parcel is more particularly described as follows:

Beginning at a point designated "A" and marked by a concrete monument which point marks the northerly corner of the parcel herein described as shown on the aforereferenced Plan; thence proceeding S 20° 27' W a distance of 180.05 feet, more or less, to an iron pin designated "B" on the aforereferenced Plan; thence proceeding S 20° 18' W a distance of 324.3 feet, more or less, to a concrete monument designated as "C" on said Plan; thence turning to the left and proceeding S 68° 24' E a distance of 136.5 feet, more or less, to a concrete monument designated as "D" on said Plan; thence proceeding S 21° 54' E a distance of 319.7 feet, more or less, to a concrete monument designated as "E" on said Plan; thence proceeding S 88° 27' E a distance of 85.5 feet to a concrete monument designated as "F" on said Plan; thence proceeding S 12° 34' E a distance of 180.9 feet, more or less, to a concrete monument designated as "G" as shown on the aforereferenced Plan; thence proceeding S 21° 05' E a distance of 117.3 feet, more or less, to an iron pin set in the ground and designated as "H" on said Plan; thence turning to the right and proceeding S 49° 47' W a distance of 66.2 feet, more or less, to an iron pin set in the ground designated as "I" on said Plan; thence turning to the left and proceeding S 46° 12' E a distance of 370.3 feet, more or less, to an iron pin set in the ground; thence proceeding S 39° 43' E a distance 149.5 feet, more or less, to a point marked by an iron pin set in the ground; thence proceeding S 41° 45' E a distance of 512.8 feet, more or less, to an iron pin set in the ground; thence proceeding S 47° 44' E a distance of 823.9 feet, more or less, to an iron pin set in the ground; thence turning to the left and proceeding N 43° 45' E a distance of 660 feet, more or less, to an iron pin set in the ground in the southwesterly boundary of lands to be conveyed by within Grantor to John and Richela Fusco; thence turning to the left and proceeding N 44° 38' W a distance of 70 feet, more or less, to an iron pin set in the ground which iron pin marks the southwesterly corner of lands and premises to be conveyed by within Grantor to John and Richela Fusco; thence continuing N 44° 38' W a distance of 2,785.8 feet, more or less, to a concrete monument designated as "A" on said Plan which marks the point and place of beginning.

This parcel is conveyed subject to utility rights of way of record.

Reference is hereby made to the aforementioned instruments, the records thereof and the references therein contained, all in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Eric Lande, and his heirs and assigns, to his own use and behoof forever; and I the said Grantor, Bruce Owen Robson, for myself and my heirs, executors and administrators, do covenant with the said

Grantee, Eric Lande, his heirs and assigns, that until the ensealing of these presents I am 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 hereby engage to WARRANT and DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 20 day of April, 1998.

IN THE PRESENCE OF:

Bruce Owen Robson

STATE OF VERMONT
COUNTY OF Lamoille ; SS.

At Morrisville in said County and State, this 20 day of April, 1998, personally appeared Bruce Owen Robson and he acknowledged this instrument by him sealed and subscribed to be his free act and deed.

Before me, NOTARY PUBLIC

My Commission Expires:

Morrisville, VT., Town Clerk's Office April 30 A. D. 1998, at 9 o'clock 00 minutes AM.
Received for record a Deed, of which the foregoing is a true copy, A True Record. Attest, Mary Ann Wilson 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. 98-04-16
Signed Mary Ann Wilson, Clerk
Date April 30, 1998

RESOLUTION OF THE SOLE DIRECTOR
OF 2837391 CANADA INC.
(the "Corporation")

The undersigned, being the sole director of the Corporation, hereby adopts the following resolution:

WHEREAS the Corporation wishes to sell certain assets, consisting of land and buildings to Mr. Eric Lande;

WHEREAS it is in the best interest of the Corporation to proceed with such a sale.

RESOLVED:

1. That the Corporation be and is hereby authorized to enter into an agreement with Eric Lande under the terms of which the Corporation will sell the Farmstead Premises, the Dynamex Parcel and other assets defined in the purchase and sale agreement between the Corporation and Lande, dated April 13, 1997 (the "Agreement") for the consideration set forth in the Agreement, the whole in accordance with the terms and conditions of said Agreement;

2. That the Agreement be and is hereby approved;

3. That the Corporation be and is hereby authorized to enter into all other agreements, instruments and execute all other documents as may be necessary or useful to give effect to the Agreement;

4. That Barry Schwartz, being the sole director, President and duly authorized agent of the Corporation be and is hereby authorized to execute for and in the name of and on behalf of the Corporation, the Agreement, and in his discretion, to make amendments thereto and execute on behalf and in the name of the Corporation any deeds, documents or other writings necessary or useful to give effect to these resolutions and the agreements contemplated herein;

5. That the foregoing resolution is hereby consented to by the signature of the sole director of 2837391 Canada Inc., pursuant to sub-section 117(1) of the *Canada Business Corporation Act*, this 15th day of May, 1997.

Barry Schwartz,
Sole director and President of 2837391 Canada Inc.

Morristown, Vermont, Town Clerk's Office May 19 1997 At 8 o'clock 45 minutes, A.M. Received the instrument of which the foregoing is a true record.
ATTEST: Mary Ann Wilson Town Clerk.

2837391 CANADA, INC. TO ERIC LANDE

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that 2837391 Canada, Inc., a Canadian corporation formed and existing under the laws of Canada and having its principal office in the City of Montreal in the Province of Quebec and the Dominion of Canada (Grantor), for good and valuable consideration paid to its full satisfaction by Eric Lande, a resident of Stowe, Vermont (Grantee), by these presents, does hereby GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, Eric Lande, and his heirs and assigns forever, certain lands and premises situated in the Town of Morristown in the County of Lamoille and State of Vermont, described as follows:

Being all and the same lands and premises conveyed to the Grantor herein by Warranty Deed from Barry Schwartz dated July 24, 1992 and recorded in Book 98 at Pages 473-474 of the Morristown, Vermont Land Records, said lands and premises being described therein more particularly as follows:

"'Being a house, barns and 300 acres, more or less, located off Town Road No. 61, the so-called Ross Hill Road, in the Town of Morristown and being more particularly described as follows:

PARCEL #1: Being all and the same land and premises conveyed to Charles Gregory and Rosemary Gregory by the Warranty Deed of Albert D. Ayers and Hazel M. Ayers dated November 19, 1962 and recorded in Book 58 at Page 285 of Morristown Land Records, being the so-called Cady Lot.

PARCEL #2: Being all and the same land and premises conveyed to Charles Gregory and Rosemary Gregory by the Warranty Deed of Henry L. Ross dated September 23, 1959, and recorded in Book 58 at Page 31 of the Morristown Land Records.

Charles Gregory is deceased. Raymond Mathieu is the husband of Rosemary Gregory Mathieu and joins in this deed to release any homestead interest he may have in the within conveyed premises.

Included with this conveyance are all buildings, structures, improvements, and betterments made and added to the property subsequent to the acquisition of the property by the Grantor herein [i.e. Barry Schwartz].'"

Included in this conveyance by quitclaim only without covenants of warranty as a privilege and appurtenance of a portion of the herein conveyed land is a certain right of way that proceeds from Morristown Town Highway #61 known as Ross Hill Road in a generally northerly direction across premises now or formerly owned by Adrian W. DeWind to a portion of the herein conveyed lands and premises, said right of way having been reserved by Rosemary Gregory in the Warranty Deed from said Rosemary Gregory to Adrian W. DeWind dated November 20, 1973 and recorded in Book 66 at Page 448 of the Morristown Land Records. For further particulars of description of said right of way, reference may be had to the following provision in said Warranty Deed from Gregory to DeWind [references in the following description to "Grantor" mean and refer to Rosemary Gregory and her heirs and assigns and to "Grantee" mean and refer to Adrian W. DeWind and his heirs and assigns]:

"The Grantor herein reserves two rights of way along logging or farm roads, one running from the intersection of Town Road #50 and Town Road #61 southeasterly to the remaining property of the Grantor and the other right of way running from Town Road #61 northerly to the remaining property of the Grantor. Such rights of way shall be rights of way in common to be used by the Grantor and the Grantee herein and the heirs and assigns of both. The Grantee and his heirs and assigns shall have no obligation to maintain, repair or otherwise care for either of the rights of way, except at such time as the Grantee or his heirs or assigns shall use either or both of said rights of way. At that time, the Grantee or his heirs or assigns shall pay a proportionate share of maintaining and repairing that portion of the rights of way so used."

The herein conveyed lands are depicted on a survey map entitled "Plan of Land in Morristown, Vermont, Property of Barry Schwartz, prepared by Robert W. Frey, Registered Land Surveyor, dated July 1989, Job 308, Sheets 1 and 2 of 2, as recorded in Map Book 2 at Page 108AB of the Morristown Map Files. It is noted that the acreage as shown on said survey map is 291.8 acres, which shall serve as a more precise description in lieu of the aforestated general description of 300 acres, more or less.

This conveyance is made subject to and with the benefit of any easements, rights-of-way, conditions, restrictions, and other such interests as the same may appear of record, provided however that this paragraph shall not reinstate any such interests 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. For further particulars of description of the herein conveyed land and premises, reference is hereby made to the aforereferenced deeds and other documents and the descriptions and references contained therein.

TO HAVE AND TO HOLD said granted lands and premises, with all the privileges and appurtenances thereof, to the said Grantee, Eric Lande, and his heirs and assigns, to their own use and behoof forever;

And the said Grantor, 2837391 Canada, Inc., for itself and its successors and assigns, does hereby covenant with the said Grantee, Eric Lande, and his heirs and assigns, that until the ensealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as aforereferenced.

And the said Grantor, 2837391 Canada, Inc., hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforereferenced.

IN WITNESS WHEREOF, 2837391 Canada, Inc. hereby executes this Warranty Deed at Morrisville, Vermont on this 16th day of May, 1997.

Witnessed:

2837391 Canada, Inc.

By: _____
Barry Schwartz, its duly authorized agent

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Morristown, in said County, on this 16th day of May, 1997, Barry Schwartz, duly authorized agent for 2837391 Canada, Inc., 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 2837391 Canada, Inc.

Before me _____
Notary Public
My commission expires: 2/10/99

Morristown, Vt., Town Clerk's Office May 19 A. D. 19 97 at 8 o'clock 45 minutes A.M.
Received for record a Deed, of which the foregoing is a true copy.
A True Record. Attest: _____ Clerk.

— ACKNOWLEDGMENT —

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

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

Return No. 97-05-15
Signed _____, Clerk
Date May 19, 1997

2837391 CANADA, INC. TO ERIC LANDE

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that 2837391 Canada, Inc., a Canadian corporation formed and existing under the laws of Canada and having its principal office in the City of Montreal in the Province of Quebec and the Dominion of Canada (Grantor), for good and valuable consideration paid to its full satisfaction by Eric Lande, a resident of Stowe, Vermont (Grantee), by these presents, does hereby GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, Eric Lande, and his heirs and assigns forever, certain lands and premises situated in the Town of Morristown in the County of Lamoille and State of Vermont, described as follows:

Being all and the same lands and premises conveyed to the Grantor herein by Warranty Deed from Barry Schwartz dated July 24, 1992 and recorded in Book 98 at Pages 475-476 of the Morristown, Vermont Land Records, said lands and premises being described therein more particularly as follows:

"'Being a parcel of land containing 40 acres, more or less, situated on the southwest portion of lands formerly known as the G. Hershel Robson farm, said parcel being more particularly described as follows: Commencing at a point in a stone wall, said point being 45 feet easterly from the center line of Town Road No. 47 (said stone wall being 415 feet, more or less, southerly from the center line of Town Road No. 30), thence proceeding in an easterly direction to a concrete post set in the ground; thence, continuing in the same general easterly direction to another concrete post set in the ground; thence deflecting to the right and proceeding in a general south and southeasterly direction along a line marked by concrete posts and blazed trees set at regular intervals, to the northerly boundary of land owned by one Gregory; thence deflecting to the right and proceeding in a general westerly direction in and along a fallen barb wire fence to a point marked by a concrete post set in the ground; thence deflecting to the right and proceeding in a northerly direction in and along a barb wire fence for a distance of 3,400.00 feet to the point or place of beginning. All dimensions are more or less and are governed by monuments.

Said parcel of land is shown on a plan entitled 'Dynamex Property' dated June, 1969, filed in Map Drawer 2 of the Land Records of the Town of Morristown.

Being all and the same lands and premises conveyed to Dynamex Corporation by Warranty Deed of G. Hershel Robson dated June 28, 1969 and recorded in Volume 63, Page 49 of the Land Records of the Town of Morristown. Included in this conveyance is a right of way for ingress and egress along the 'Sugar Road', so-called, as shown on the aforesaid plan of property, said right of way extending from the southerly sideline of Town Road No. 30 to the southerly corner of the parcel herein conveyed. In addition, the Grantee herein, his successors and assigns, shall have the right to construct a road from the 'Sugar Road' across land now or formerly of G. Hershel Robson, to the northeasterly corner of the parcel herein conveyed.

Also included herewith are all water rights of Grantor [i.e., Barry Schwartz] as more particularly set forth in the aforesaid Warranty Deed of G. Hershel Robson to Dynamex Corporation dated June 28, 1969 and recorded in Volume 63, Page 49 of the Land Records of the Town of Morristown.

Reference is made to the following language which appears in the aforesaid Warranty Deed of G. Hershel Robson to Dynamex Corporation: 'The grantee herein shall have the right to remove such trees on the remaining property of the grantors herein, as might obscure the view from the east and north portions of the parcel herein conveyed. This right to the removal of trees shall be limited in nature, and agreeable to all parties hereto.'

This conveyance is made subject to and with the benefit of any easements, rights-of-way, conditions, restrictions, and other such interests as the same may appear of record, provided however that this paragraph shall not reinstate any such interests 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. For further particulars of description of the herein conveyed land and premises, reference is hereby made to the aforereferenced deeds and other documents and the descriptions and references contained therein.'"

TO HAVE AND TO HOLD said granted land and premises, with all the privileges and appurtenances thereof, to the said Grantee, Eric Lande, and his heirs and assigns, to their own use and behoof forever;

And the said Grantor, 2837391 Canada, Inc., for itself and its successors and assigns, does hereby covenant with the said Grantee, Eric Lande, and his heirs and assigns, that until the ensealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as aforereferenced.

And the said Grantor, 2837391 Canada, Inc., hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforereferenced.

IN WITNESS WHEREOF, 2837391 Canada, Inc. hereby executes this Warranty Deed at Morrisville, Vermont on this 16th day of May, 1997.

Witnessed:

2837391 Canada, Inc.

By _____
Barry Schwartz, its duly authorized agent

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Morrisville, in said County, on this 16TH day of May, 1997, Barry Schwartz, duly authorized agent for 2837391 Canada, Inc., 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 2837391 Canada, Inc.

Before me _____
Notary Public
My commission expires: 2/10/99

Morristown, VT., Town Clerk's Office May 19 A. D. 1997, at 8 o'clock 45 minutes A M.
Received for record a Deed, of which the foregoing is a true copy.
A True Record. Attest, Mary Ann Wilson 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. 97-05-16
Signed Mary Ann Wilson, Clerk
Date May 19, 1997

MATHIEU, ROSEMARY GREGORY, ESTATE OF
BY: LAMOILLE PROBATE COURT

TO

CHARLES BRADFORD GREGORY
TERRI LYNN GREGORY ECKARD
CHARLES MATTHEW GREGORY

STATE OF VERMONT
DISTRICT OF Lamoille SS.

PROBATE COURT
DOCKET NO. LP-29-87-T

IN RE THE ESTATE OF
Rosemary Gregory Mathieu
LATE OF Morristown

DECREE OF DISTRIBUTION

On application and account of Terri Eckard, C. B. Gregory, & C. M. Gregory Executors of the above entitled estate, for a decree of distribution, due notice to interested persons having been given pursuant to the rules of probate procedure, and all taxes of the estate having been paid, the court decrees as follows:

Whereas it appears by the records and files of the court, that after the payment of the debts and funeral charges of the deceased, and the expenses of administration of the estate, the court decrees the following property to the following people (list all liens, mortgages and other encumbrances to which any property is subject):

PERSONAL ESTATE

Cash.....$1.39
Promissory Note.....50,000.00

Secured by Mortgage Deed of Barry Schwartz to Rosemary Mathieu, dated December 14, 1985, and recorded in Book 85, Pgs. 614-616, of Morristown Land Records.

AND WHEREAS, the Testatrix did provide by her Last Will and Testament, duly proved and admitted for Probate,

NOW THEREFORE, it is hereby decreed by said Court in accordance with said Last Will and Testament as follows:

UNTO CHARLES BRADFORD GREGORY, TERRI LYNN GREGORY ECKARD, and CHARLES MATTHEW GREGORY, all of the above-described Personal Estate with a value of fifty thousand one dollars and thirty-nine cents ($50,001.39), IN EQUAL SHARES, PER PARAGRAPH THIRD.

TO HAVE AND TO HOLD the same as aforesaid, to said beneficiaries and their

heirs, executors, administrators, and assigns forever.

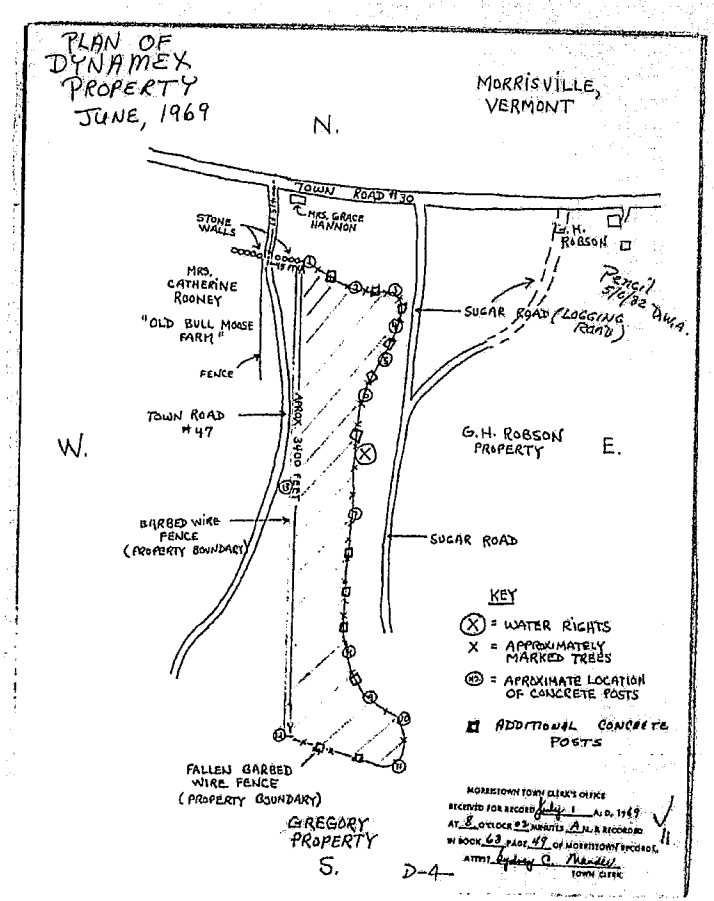
And said Terry Eckard, C. B. Gregory, & C. M. Gregory are ordered to pay over and deliver said estate according to this decree.

4/29/97 CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL AS THE SAME APPEARS ON FILE IN THIS OFFICE.

R 5/98 _____
REGISTER, LAMOILLE PROBATE COURT

Signed _____, Judge
Dated October 31, 1988
Probate Court, District of Lamoille

Morristown, Vermont, Town Clerk's office May 19 1997 At 8 o'clock 45 minutes, A.M. Received the instrument of which the foregoing is a true record.
ATTEST: Mary Ann Wilson Town Clerk.


PLAN OF
DYNAMEX
PROPERTY
JUNE, 1969
MORRISVILLE,
VERMONT
N.
TOWN ROAD #30
MRS. GRACE HANNON
STONE WALLS
MRS. CATHERINE ROONEY
"OLD BULL MOOSE FARM"
FENCE
TOWN ROAD #47
W.
1000 FEET
BARBED WIRE FENCE (PROPERTY BOUNDARY)
FALLEN BARBED WIRE FENCE (PROPERTY BOUNDARY)
GREGORY PROPERTY
S.
SUGAR ROAD (LOGGING ROAD)
G.H. ROBSON PROPERTY
E.
SUGAR ROAD
KEY
= WATER RIGHTS
X = APPROXIMATELY MARKED TREES
= APROXIMATE LOCATION OF CONCRETE POSTS
= ADDITIONAL CONCRETE POSTS
MORRISTOWN TOWN CLERK'S OFFICE
RECEIVED FOR RECORD July 1 A.D. 1969
AT 8 O'CLOCK 03 MINUTES A.M. & RECORDED
IN BOOK 63 PAGE 49 OF MORRISTOWN RECORDS.
ATTEST Sydney C. Mandell
TOWN CLERK
D-4