

Warranty Deed

Know all Men by these Presents

That we, John J. McManis and Hazel A. McManis, husband and wife, --- of --- Stowe --- in the County of --- Lamoille --- and State of --- Vermont --- Grantors, in the consideration of one dollar and other good and valuable considerations --- paid to our --- full satisfaction by --- Thomas Buchanan, a single person --- of --- West Hartford --- in the County of --- Hartford --- and State of --- Connecticut --- Grantee, by these presents, do freely give, Grant, Sell, Convey and Confirm unto the said Grantee Thomas Buchanan 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 five acres of land, more or less, and being a part of the land and premises described in deed of C. B. Adams as Trustee for Barney McManis to J. J. McManis dated November 30, 1932, and of record in Book 38, Page 97, of Stowe Land Records, the same being further described in deeds of record in Book 37, Pages 216 and 170, of Stowe Land Records. The parcel of land hereby conveyed is more particularly bounded and described as follows:

Beginning at an iron pipe driven flush in the general line of a fence between land of the grantors herein and lands of Neil Robinson, said pipe being approximately one hundred twelve (112) feet North twenty-six degrees (26°) East of an 18-inch elm by the most westerly corner of said Robinson land; thence North sixty-four degrees (64°) West one hundred fifty (150) feet to an iron pin; thence South forty-eight degrees thirty-nine minutes (48° 39') West two hundred forty and two-tenths (240.2) feet to an iron pin situated thirteen (13) feet northerly of the center of the northerly end of a 36-inch concrete culvert pipe; thence North fifty-nine degrees eighteen minutes (59° 18') West fifty-three (53) feet to an iron pin; thence North twenty-seven degrees eighteen minutes (27° 18') East two hundred seventeen and three-tenths (217.3) feet to an iron pipe; thence South sixty-four degrees (64°) East ninety and two-tenths (90.2) feet to an iron pipe, said pipe being fifty (50) feet North sixty-four degrees (64°) West of the iron pin at the second corner of this survey; thence North twenty-six degrees (26°) East for approximately four hundred twenty feet to an iron pin; thence in the same direction three hundred twelve (312) feet to an iron pin; thence in the same direction for approximately three hundred forty-eight (348) feet to an iron pin in the general line of a wire fence between land of the grantors herein and land of Charles Savage; thence South forty-six degrees (46°) East on said line approximately two hundred ten (210) feet to an iron pin by a fence corner, said iron pin being the most northeasterly corner of land of the grantors herein; thence South twenty-six degrees (26°) West approximately one thousand

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fifteen (15) feet on the general line of a wire fence between land of the grantors herein and land of Charles Savage and of Neil Robinson to the point of beginning. All bearings herein stated are magnetic as of 1954 and are referred to the North  $64^{\circ}$  West line. There is also hereby conveyed all land and rights of the grantors herein to the area between the Stowe-Smugglers Notch Highway (State No. 108) and the line described above as  $N 59^{\circ} 18' W 53$  feet, said area also being between the  $S 48^{\circ} 39' W$  and the  $N 27^{\circ} 18' E$  lines extended to the center line of said highway. The  $N 27^{\circ} 18' E$  line as described is supposed to be part of the southeasterly line of a piece of land conveyed by the grantors herein to Knute Anderson as appears of record and it is intended to convey hereby the land to that line within the other bounds mentioned. Reference is hereby made and had to said deeds and records and to all former deeds and records for a further and more particular description of the lands and premises hereby conveyed. Excepting And Reserving unto the grantors, their heirs and assigns, a right of way in common with the grantees, their heirs and assigns, from Highway No. 108, in such course as the grantees shall designate, to lands of the grantors and said grantors covenant with the grantees, their heirs and assigns, that they, said grantors, will and their heirs and assigns holding lands of the grantors served by said right-of-way shall as a condition precedent to the use of said right-of-way, pay, defray or contribute to the reasonable cost and expense of the upkeep and maintenance of said right-of-way proportionately from and after said lands so served shall not be used by the grantors for farming and tillage purposes solely. To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Thomas Buchanan, his --- heirs and assigns, to their own use and behoof forever; And we the said Grantors, John J. McManis and Hazel A. McManis for ourselves and our heirs, executors and administrators, do covenant with the said Grantee --- Thomas Buchanan, his --- heirs and assigns, that until the sealing of these presents we 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 a right-of-way for a water line and telephone line of record and we --- hereby engage to Warrant and Defend the same against all lawful claims whatever, except as aforesaid. The Lamoille County Savings Bank and Trust Company joins in the execution and delivery hereof for the sole purpose of releasing its mortgage lien on the parcel above conveyed as more particularly appears of record in Book 49, Page 20, Stowe Land Records, but this release

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