

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that Charles N. Perkins and Janet B. Perkins, of Burlington, Vermont, (Grantors), in consideration of TEN AND MORE DOLLARS paid to their full satisfaction by Earle F. Williams and Priscilla C. Williams, of Stowe, Vermont (Grantees), by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, Earle F. Williams and Priscilla C. Williams, husband and wife as tenants by the entirety, and their heirs, and assigns forever, certain land and premises (the "Premises") located in the Town of Stowe, County of Lamoille, and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Charles N. Perkins and Janet B. Perkins by Warranty Deed of David E. Putnam, dated January 29, 1993 and recorded at Book 253, pages 250-253 of the Stowe Land Records and being more particularly described therein as follows:

"Being all and the same lands and premises conveyed to David E. Putnam by Warranty Deed of Franklin-Lamoille bank, Trustee of the John J. McManis Estate dated January 10, 1983 and recorded at Book 107, Pages 199-200 of the Stowe Land Records; and being more particularly described therein as follows:"

'Being all and the same land and premises decreed from the John J. McManis Estate to the Franklin-Lamoille Bank in Trust for Hazel A. McManis, by decree dated June 24, 1976 of record in Book 82, pages 80 and 84, Stowe Land Records, and more particularly described as follows:

'Beginning at an iron rod on the northeasterly edge of Vermont Route 108, said iron rod being the westerly most corner of the herein conveyed premises, said iron rod being North 10 degrees 39 minutes West a distance of 13.0 feet, more or less, from the center of the northerly end of a 36 inch concrete culvert of which passes a small brook across Vermont Route 108 and being 35.85 feet, more or less from the centerline of Vermont Route 108; thence running on a bearing of North 48 degrees 46 minutes 40 seconds East along Grantor-Thomas and Rita Buchanan property line a distance of 239.73 feet, more or less, to a steel pin found in a circle of stones; said steel pin being located South 63 degrees 53 minutes 35 seconds East a distance of 140.33 feet, more or less, from an iron pipe found on the Buchanan-Heiss property line; thence turning and running on a bearing of South 64 degrees 00 minutes 05 seconds East along the Grantor-Buchanan property line a distance of 150.00 feet, more or less, to an iron pipe found 3 inches below ground level on a

fenceline, said iron pipe being South 25 degrees 59 minutes 35 seconds West a distance of 47.52 feet, more or less, from an iron pipe found on the Buchanan-Savage property corner; thence turning and running on a bearing of South 25 degrees 12 minutes 05 seconds West along the Grantor-Buchanan property line, a distance of 110.32 to a steel pin found; thence turning and running on a bearing of South 50 degrees 27 minutes 20 seconds East along the Grantor-Buchanan property line a distance of 137.58 feet, more or less, to an iron pipe found in a circle of stones; thence turning and running on a bearing of South 42 degrees 14 minutes 20 seconds West along the Grantor-Buchanan property line a distance of 52.67 feet, more or less, to an iron pipe found; thence continuing on a bearing of South 39 degrees 08 minutes 20 seconds West along the Grantor-Buchanan property line a distance of 65.32 feet, more or less, to an iron pipe found; said iron pipe being 26.55 feet, more or less, northeasterly of the centerline of Vermont Route 108; thence turning and running on a bearing of North 58 degrees 09 minutes 25 seconds West along Vermont Route 108, a distance of 350.36 feet, more or less to said point of beginning.

'Also to be included in this conveyance is the use of a right-of-way in common with Thomas and Rita Buchanan lying northwesterly of the herein conveyed lot as was reserved in the conveyance of John J. and Hazel A. McManis to Thomas and Rita Buchanan, dated December 9, 1954, and recorded in Book 54 [sic], Pages 112 to 114.

'Also to be included in this conveyance is any land lying southwesterly of the above referenced line having a bearing of North 58 degrees 09 minutes and 25 seconds West between said line and the actual right-of-way limits of Vermont Route 108.

'For purposes of clarity to aid in defining this lot, reference is made to a survey as prepared by Valley Surveyors, Inc., of Johnson, Vermont, bearing the seal and signature of Carroll A. Peters, entitled "John J. McManis Estate."

'Subject to all pole line rights, rights-of-way and spring rights of record. Refer to above deed, records thereof, and references therein for more particulars of description.'

"It should be noted that the above-referenced Warranty Deed from the Franklin Lamoille Bank, Trustee of the John J. McManis Estate, to the herein Grantor, contains a typographical error. Said deed contains therein a reference to the conveyance of John J. and Hazel A. McManis to Thomas and Rita Buchanan, dated December 9, 1954, and states that said conveyance is recorded at Book 54, Pages 112-114. Said conveyance is, in fact, recorded at Book 51, Pages 112-114 of the Stowe Land Records."

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.

For further particulars of description of the Premises, reference is hereby made to the deed(s) and instrument(s) recited hereinbefore and the descriptions and references contained therein.

TO HAVE AND TO HOLD said granted Premises, with all the privileges and appurtenances thereof, to the said Grantees, **Earle F. Williams and Priscilla C. Williams**, husband and wife as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever.

And we, the said Grantors, **Charles N. Perkins and Janet B. Perkins**, for ourselves and our heirs and assigns, do covenant with the said Grantees, **Earle F. Williams and Priscilla C. Williams**, husband and wife as tenants by the entirety, and their heirs and assigns, that until the encasing of these presents we are the sole owners of the Premises, that we have good right and title to convey the same in the manner aforesaid, and that the Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid.

And we, the said Grantors, **Charles N. Perkins and Janet B. Perkins**, hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

Dated at STOWE, Vermont on this 29th day of August, 2001.

In Presence Of:

Margaret A. Perkins Charles N. Perkins
Witness Charles N. Perkins

Janet B. Perkins Janet B. Perkins
Witness Janet B. Perkins