

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Patricia A. Nelson, individually, of 15 Summer Street, South Dartmouth, Bristol County, Massachusetts, for consideration paid and in full of One Hundred Sixty-Two Thousand Five Hundred Dollars (\$162,500.00), receipt of which is hereby acknowledged, grants to George Nelson, individually, her one-half interest in the property below, of 5785 Mountain Road, Stowe, Lamoille County, Vermont, *Quitclaim Covenants*,

A certain parcel of land in Dartmouth, Bristol County, Massachusetts,

The point of beginning being one hundred and eighty-one and 6 tenths of a foot north 70D 55' 00" east of the southeast corner of the intersection of Summer Street and Pleasant Street;

Thence north 70D 55' 00" east along the southern sideline of Summer Street a distance of one hundred feet (100.00') to a corner thence south 18D 56' 30" east a distance of one hundred and thirty-two and 80 hundredths feet (132.80') to a point;

Thence south 18D 03' 30" east a distance of fifty-three and ninety-eight hundredths feet (53.98') to a corner;

Thence south 70D 48' 10" west a distance of one hundred feet (100.00') to a corner;

Thence north 18D 41' 11" west a distance of ninety-six and seventy-seven hundredths feet (96.77') to a corner;

Thence north 25D 55' 00" east a distance of twenty-eight and twenty hundredths feet (28.20') to a corner;

Thence north 17D 45' 24" west a distance of forty-nine and eighty-one hundredths feet (49.81') to a corner; and,

Thence north 64D 05' 00" west a distance of twenty-eight and ninety-four hundredths feet (28.94'), to the point of beginning.

Containing 17,329 square feet, and being shown on a Plan of Land, as a vacant between 15 Summer Street and 27 Summer Street, which Plan of Land is recorded in the Bristol County (S.D.) Registry of Deeds, in Plan Book 176, Page 27.

Being part of the same premises contained in a deed which was dated May 9, 2001, and recorded with the Bristol County (S.D.) Registry of Deeds in Book 4988, Page 71, as well as in a deed which was dated May 9, 2001, and filed with the Bristol County (S.D.) Registry of Deeds District of the Land Court as Document No. 79526, Certificate of Title No. 19353, as well as in a deed which was dated October 15, 2015, and filed with the Bristol (S.D.) Registry District of the Land Court as Document No. 117824, Certificate of Title No. 23761. See also the withdrawal of the Registered Land from registration.

PROPERTY ADDRESS: ~~Vacant~~ Summer Street, South Dartmouth MA 02748
Land

WITNESS my hand and seal this 7th day of August, 2017.

Rachel Rothschild

Rachel Rothschild Witness

Helen McGannon

Helen McGannon Witness

Patricia A. Nelson

Patricia A. Nelson – Grantor

STATE OF CONNECTICUT)

) ss REDDING

COUNTY OF FAIRFIELD)

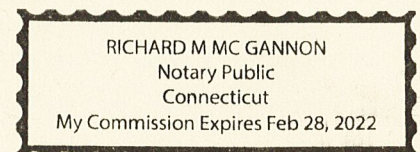
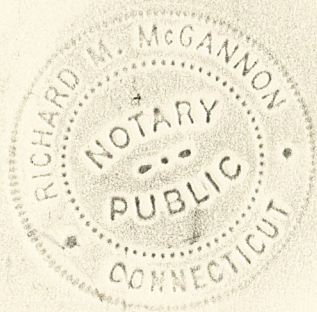
August 7, 2017

On this 7th day of August, 2017, before me, the undersigned notary public, personally appeared **Patricia A. Nelson**, proved to me through satisfactory evidence of identification, which was a Driver's License to be the persons whose names are signed on the preceding or attached document in my presence, freely and voluntarily for its stated purpose, and who swore or affirmed that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.

Richard M. McGannon

Notary Public

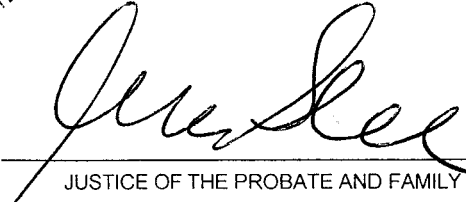
My Commission expires:



JUDGMENT OF DIVORCE NISI G.L. c. 208, § 1A	Docket No. BR17D1055JP	Commonwealth of Massachusetts The Trial Court Probate and Family Court
Patricia A Nelson of: South Dartmouth MA and George R Nelson of: Stowe VT	Bristol Probate and Family Court Office of Register Suite 240 40 Broadway Street Taunton, MA 02780 (508)977-6040	
<p>As provided by Chapter 208, §1A, all persons interested having been notified in accordance with the law and after hearing, it is adjudged nisi that a divorce from the bonds of matrimony be granted the said parties for the cause of irretrievable breakdown of the marriage. Upon and after the expiration of ninety days from the entry of this judgment it shall become and be absolute, unless, upon application of any person within such period, the Court shall otherwise order.</p>		
<p>It is ORDERED that:</p> <p>Pursuant to M.G.L. c.208 §34 and based upon the testimony of the parties, their agreement and their financial statements, the Court finds the agreement to be fair and reasonable, voluntarily entered into and not the product of fraud, coercion or duress.</p> <p>The Agreement of the parties dated <u> /filed June 26, 2017 </u> is approved and incorporated into and made part of this Judgment, and</p> <p><input type="checkbox"/> shall merge and have no independent legal significance hereafter.</p> <p><input checked="" type="checkbox"/> shall not merge and shall survive and remain as an independent contract.</p> <p><input type="checkbox"/> Except: for those provisions related to the child(ren) which provisions shall merge and shall not survive.</p> <p><input checked="" type="checkbox"/> It is further ordered that the spouse is hereby given the right to resume his/her former name, to wit: <u>Patricia Keane</u></p>		

date of final divorce or 90 days after?

Date: October 06, 2017


JUSTICE OF THE PROBATE AND FAMILY COURT



E18

ADDENDUM "A"

ALIMONY

A. Waiver of Alimony. Taking into consideration all relevant facts and circumstances of the Parties, including, but not limited to, the present financial and employment circumstances thereof and their ability to support themselves, neither Party currently seeks alimony or support and maintenance monies from the other; therefore, no provision for such support and maintenance of either Party is made herein and each Party waives any and all past, present and future claims for alimony and support from the other. All matters with respect to Alimony shall survive and maintain independent legal significance and be forever binding upon the Parties.

Stowe, Vermont. Wife will transfer her interest via quitclaim deed. Husband shall then retain said property solely and exclusively from any right, title, claim, or interest by Wife. Husband shall immediately be fully responsible for all bills, costs and expenses of every kind and nature relating to said real property, including, but not limited to, mortgage payments and real estate taxes, insurance, and ordinary and reasonable repairs and maintenance. The Husband will indemnify and hold harmless the Wife from and against all claims and costs relating to said real estate.

5. Land Oil Royalty, TX - Husband holds title to 1/150 of land in Texas. The land is currently leased to an oil company and Husband collects a royalty of \$450.00 per month. Wife waives any right to said land or royalty. Husband shall immediately be fully responsible for all bills, costs and expenses of every kind and nature relating to said real property, including, but not limited to, mortgage payments and real estate taxes, insurance, and ordinary and reasonable repairs and maintenance. The Husband will indemnify and hold harmless the Wife from and against all claims and costs relating to said real estate.

C. Motor Vehicles:

1. The Husband shall retain full right, title and interest in and to his vehicle and he shall be responsible for all expenses relative to the same. The Wife waives all interest in Husband's automobile.
2. The Wife shall retain full right, title and interest in and to her vehicle; she shall be responsible for all expenses relative to the same. Wife shall be responsible for all expenses relative to the same. The Husband waives all interest in Wife's automobile.
3. The parties indemnify each other from the costs of these respective vehicles. Wife further indemnifies Husband and Husband further indemnifies Wife, from any claim by or against them arising from any motor vehicle accident now or in the future.