

MARIE LAMARCHE GILBERT TO ROBERT &amp; ESTELLE SAMPSON

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That I, MARIE LAMARCHE GILBERT, of Mount Royal in the Province of Quebec and Dominion of Canada, Grantor, in the consideration of TEN AND MORE DOLLARS paid to my full satisfaction by ROBERT SAMPSON & ESTELLE SAMPSON of Silver Spring in the County of Montgomery and Maryland, Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY & CONFIRM unto the said ROBERT SAMPSON & ESTELLE SAMPSON, husband and wife, as tenants by the entirety, and their 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 all and the same lands and premises conveyed to Marie Larmarche Gilbert by Warranty Deed of Earl Mayo, Jr., Judith Mayo, Cecil Mayo, and Carolyn H. Mayo, dated February 24, 1980 and recorded at Book 94, Pages 443-444 of the Stowe Land Records; and being more particularly described therein as follows:

"Being a portion of all and the same land and premises conveyed to Earl Mayo, Jr. and Cecil Mayo by Decree of Distribution in the Estate of Earl C. Mayo dated October 2, 1969, of record in Book 46, Pages 130-132, Stowe Land Records.

Also a portion of the same land and premises conveyed by Quit-Claim Deed of F. Nita Ellis to Cecil E. Mayo and Earl C. Mayo, Jr. dated August 3, 1970, recorded in Book 56, Pages 443 & 444, Stowe Land Records, and a portion of the same land and premises conveyed by Quit-Claim Deed of F. Nita Ellis to Cecil E. Mayo and Earl C. Mayo, Jr. dated December 1, 1970, of record in Book 56, Pages 484-485, Stowe Land Records, and more particularly described as follows:

Starting at an iron pin located in the easterly limits of Town Road No. 23, Weeks Hill Road, said pin is on the common boundary of property now or formerly of Martin and Barbara Shonio and the within grantors, and such pin marks the southeasterly bound of property now or formerly of Martin and Barbara Shonio; thence N 86° 45' 00" E 85 feet ± to an iron pin found; thence N 03° 11' 53" W 125 feet ± to an iron pin found; thence S 65° 25' 43" E 539.95 feet ± to a set bolt in a rock in a brook; thence in a southeasterly and southerly direction along the centerline of Bloody Brook passing through two bolts set in rocks in the brook 383 feet ± to a bolt set in a rock in the brook (the tie line for the last course is S 20° 01' 20" W 311.08 feet more or less); thence N 79° 44' 55" W 453.68 feet ± to the easterly edge of Town Highway No. 23; thence continuing in the same direction 25 feet ± to the centerline of Town Highway No. 23; thence in a northerly direction along the centerline of Town Highway No. 23 307.08 feet ± to a point in said centerline; thence N 86° 45' 00" E 25 feet ± to an iron stake set on the boundary of the Martin and Barbara Shonio property with Grantors' property line and point of beginning.

Meaning hereby to convey 4.04 acres, be the same more or less.

All property conveyed herein lying within the limits of Town Highway No. 23 is quit-claimed only.

For aid in this description, see survey map entitled 'Map of Survey Showing land in Stowe, Vt. being conveyed from Earl, Jr. & Cecil Mayo To Marie Larmarche Gilbert, Nov. 1979' by Russell Deming L.S. 402, Scale 1"=50'. Designated Lot 2 thereon.

STEARNS & THORNDIKE  
ATTORNEYS AT LAW  
CARLSON BUILDING  
MAIN STREET  
STOWE, VERMONT 05672  
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Refer to the above deeds, records thereof and references therein, for particulars of description.

The within land and premises shall be subject to the following covenants which shall run with the land and be binding upon the within Grantee, her heirs and assigns:

1. No trailers or mobil homes shall be allowed on the within conveyed land and premises.
2. There shall be no subdivision of the within conveyed land and premises.
3. The within conveyed land and premises shall not be used for any commercial purpose.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, ROBERT SAMPSON & ESTELLE SAMPSON, husband and wife, as tenants by the entirety, and theirs heirs and assigns, to their own use and behoof forever;

And I, the said Grantor, MARIE LAMARCHE GILBERT, for myself and my heirs, executors, and administrators, do covenant with the said Grantees, ROBERT SAMPSON & ESTELLE SAMPSON, and their heirs and assigns, that until the sealing 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 I hereby engage to WARRANT and DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand this 10<sup>th</sup> day of December, 1984.

In Presence of:

Betty B. Boudreau Marie L. Gilbert  
MARIE LAMARCHE GILBERT

Joseph C. Atkinson

STATE OF VERMONT  
LAMOILLE COUNTY, SS.

At Stowe this 10<sup>th</sup> day of December 1984, MARIE LAMARCHE GILBERT personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free ace and deed.

Before me Joseph C. Atkinson  
NOTARY PUBLIC

My Commission Expires: 2-10-87

Stowe, Vermont Town Clerk's Office December 19<sup>th</sup> 1984 at 9 o'clock 46 minutes A.M.  
Received the instrument of which the foregoing is a true record.

Attest: Mavis N. Boudreau Town Clerk

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
**ACKNOWLEDGMENT**  
Before Rec'd. Tax Paid Board of Health Cert. Rec'd.  
Vt. Land Use & Development Plans Act Cert. Rec'd.  
Return No. A683314  
Signed Mavis N. Boudreau, Clerk  
Date 12/19/84