

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, WALTER F. SCHRANK, of Morristown, Vermont, Grantor, in the consideration of One and More Dollars, paid to my full satisfaction by KYLE R. WALKER and JORDICE B. COREY, of Stowe, Vermont, Grantees, by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, KYLE R. WALKER and JORDICE B. COREY, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Morristown, in the County of Lamoille, and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Walter F. Schrank and Louise A. Schrank by Warranty Deed of Robert Houle and Laurel Houle, dated November 6, 1998 and recorded in Book 114, Pages 571-572 of the Town of Morristown Land Records. Louise A. Schrank is now deceased.

Being described as a parcel of land with dwelling house and other improvements located thereon and situated at 129 Allan Ridge Lane, Morristown, Vermont; being further described as Lot #3B, Sugar House Ridge, consisting of 3.69 acres, more or less, as shown on a plan by Robert W. Frey, Registered Land Surveyor, entitled "Gary Smith's Sugar House Ridge Subdivision, Morristown, Vermont," dated April, 1988, and recorded in Map Book 2 at Pages 58A, 58B and 58C of the Morristown Land Records.

The herein conveyed land and premises are subject to and/or benefitted by the following:

1. Two rights-of-way as set forth in the Quit Claim Deed from Allan K. Lawrence to Gary F. Smith, dated May 12, 1989 and recorded in Book 94, Pages 1-3 of the Town of Morristown Land Records.

2. Septic easement as conveyed to Robert Houle and Laurel Houle by Warranty Deed of Gary F. Smith, dated May 16, 1996 and recorded in Book 109, Pages 513-514 of the Town of Morristown Land Records.

3. The following restrictions noted in the Warranty Deed from Gary F. Smith to Robert Houle and Laurel Houle and are more particularly described in the July 15, 1991 deed as follows:

"1. No barking dogs or other noise making animals shall be tolerated at any time.

2. All animals shall be fenced or leashed at all times that they are outside so as to preserve the harmony of the area and to protect the wildlife that lives here."

4. Protective covenants of Gary F. Smith's "Sugar House Ridge", Morristown, Vermont, dated April 4, 1988 and recorded in Book 92, Pages 89-92 of the Town of Morristown Land Records. The covenants shall be binding upon the Grantees and their heirs, successors and assigns, and shall run with the land.

5. State of Vermont Land Use Permit 5L0965 dated February 29, 1988 and recorded in Book 84, Pages 673-674 of the Town of Morristown Land Records.

6. Any waste disposal permits issued by the Town of Morristown, including, but not limited to, the waste disposal permit approved on Jun 11, 1988.

7. Terms and conditions of Subdivision Permit #EC-5-1698 which shall be binding upon the Grantees and their heirs, successors and assigns, and shall run with the land.

8. Utility easement as set forth in the Quitclaim Deed from Gary F. Smith to Allan K. Lawrence, dated December 7, 1990 and recorded in Book 94, Pages 649-650 of the Town of Morristown Land Records.

9. Utility limitations as stated in the Warranty Deed from Gary F. Smith to Robert Houle and Laurel Houle, dated July 15, 1991 and recorded in Book 98, Pages 184-186 of the Town of Morristown Land Records

10. Easement and right-of-way for access and for utilities as conveyed in the easement deed from Robert Houle and Laurel Houle to Gary F. Smith and Lorena Smith, dated August 11, 1992 and recorded in Book 101, Pages 297-298 of the Town of Morristown Land Records.

11. Right-of-way, utility easement and sewage easement as more particularly described in the Warranty Deed from Gary F. Smith to Robert Houle and Laurel Houle, dated July 15, 1991 and recorded in Book 98, Pages 184-186 of the Town of Morristown Land Records.

12. The Sugarhouse Ridge Subdivision, as a whole, is subject to and benefitted by a 50 foot wide right of way from Town Highway No. 71. The right of way also serves as access to the neighboring Allan K. Lawrence parcel.

13. Any portion of the land and premises and easement conveyed by this deed that lies within any highway right of way is quit claimed only.

STACKPOLE & FRENCH
P.O. Box 819
Stowe, VT 05672
(802) 253-7339

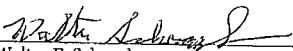
14. Utility easements, spring rights, easements for ingress and egress, and rights incident to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, KYLE R. WALKER and JORDICE B. COREY, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever;

AND I, the said Grantor, WALTER F. SCHRANK, for myself and my heirs, executors and administrators, do covenant with the said Grantees, KYLE R. WALKER and JORDICE B. COREY, 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 aforementioned;**

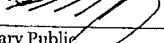
AND I, WALTER F. SCHRANK, hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 29 day of June, 2009.


Walter F. Schrank

STATE OF VERMONT)
COUNTY OF LAMOILLE) SS.

At Stowe, Vermont, this 29th day of June, 2009, personally appeared Walter F. Schrank, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me 
Notary Public
My Commission Expires: 02/10/11

Morristown, Vermont, Town Clerk's Office, July 02 A.D. 2009 at 2 o'clock 45 minutes, P.M. Received for record a Deed, of which the foregoing is a true copy.

ATTEST: Mary Ann Wilson Town Clerk

~ACKNOWLEDGMENT~

VT Property Transfer Tax Return Received, (including
Certificates and, if required, ACT 250 Disclosure Statement)
and tax paid.

Return No. 09-07-03
Signed Mary Ann Wilson
Date July 02, 2009

QUITCLAIM DEED

Know All Persons By These Presents, that I, Kyle R. Walker, of Morristown, County of Lamoille and State of Vermont, Grantor, in the consideration of Ten Dollars and other good and valuable consideration paid to my full satisfaction by Kyle R. Walker and Laura Walker, of Morristown, County of Lamoille and State of Vermont, Grantees, have **Remised, Released, and Forever Quitclaimed** unto the said Kyle R. Walker and Laura Walker, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in Morristown, in the County of Lamoille and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Kyle Walker by Quitclaim Deed of Jordice Corey dated March 21, 2013, recorded March 28, 2013 in Book 186, Page 161 of the Morristown Land Records, as corrected by Quitclaim Deed between the parties thereto dated _____, 2016, and recorded herewith in the Morristown Land Records.

Being all and the same land and premises conveyed to Kyle R. Walker and Jordice B. Corey by Warranty Deed of Walter F. Schrank dated June 29, 2009, recorded July 2, 2009 in Book 148, Page 632 of the Morristown Land Records, and more particularly described therein as follows:

Being all and the same land and premises conveyed to Walter F. Schrank and Louise A. Schrank by Warranty Deed of Robert Houle and Laurel Houle, dated November 6, 1998 and recorded in Book 114, Pages 571-572 of the Town of Morristown Land Records. Louise A. Schrank is now deceased.

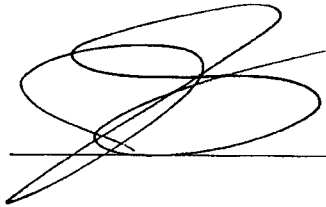
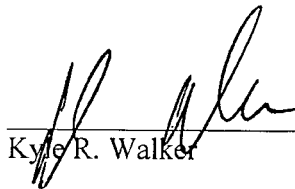
Being described as a parcel of land with dwelling house and other improvements located thereon and situated at 129 Allan Ridge Lane, Morristown, Vermont; being further described as Lot #3B, Sugar House Ridge, consisting of 3.69 acres, more or less, as shown on a plan by Robert W. Frey, Registered Land Surveyor, entitled "Gary Smith's Sugar House Ridge Subdivision, Morristown, Vermont," dated April, 1988, and recorded in Map Book 2 at Pages 58A, 58B and 58C of the Morristown Land Records.

The property conveyed hereby is subject to and with benefit of all mortgages, utility easements, easements for ingress and egress, public highway rights of way, covenants, permits, rights incident to the same, of record provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Subchapter 7, Chapter 5, Title 27 of the Vermont Statutes Annotated.

To Have and To Hold all my rights and title in and to said quitclaimed premises, with the appurtenances thereof, to the said Kyle R. Walker and Laura Walker, husband and wife, as tenants by the entirety, and their heirs and assigns forever; **and furthermore**, that I, said Kyle R. Walker, Grantor, do for myself and my heirs and assigns covenant with the said Kyle R. Walker and Laura Walker, and their heirs and assigns, that from and after the ensealing of these presents, that I, said Grantor, will have and claim no right in or to the said quitclaimed premises, except as aforesaid.

In Witness Whereof, I hereunto set my hand and seal this 28th day of January, 2016.

In the presence of

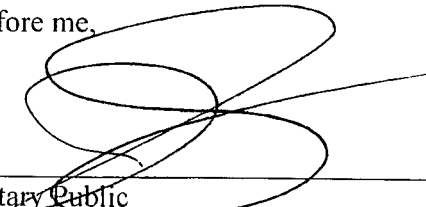

_____

Kyle R. Walker (L.S.)

STATE OF VERMONT
County of Washington, ss.

At Waterbury, this 28th day of January, 2016, personally appeared Kyle R. Walker and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me,



Notary Public
My commission expires: 2/10/2019

M:\Practice\Walker, K&L\qc.wpd

TOWN CLERK'S OFFICE
Received Feb 08, 2016 08:30A
Recorded in VOL: 221 PG: 251- 252
Of Morristown Land Records
ATTEST: Mary Ann Wilson, Town Clerk
(PTR) Return No. 2016-25
32 V.S.A. Chap 231



129 Allan Ridge

Morristown, VT

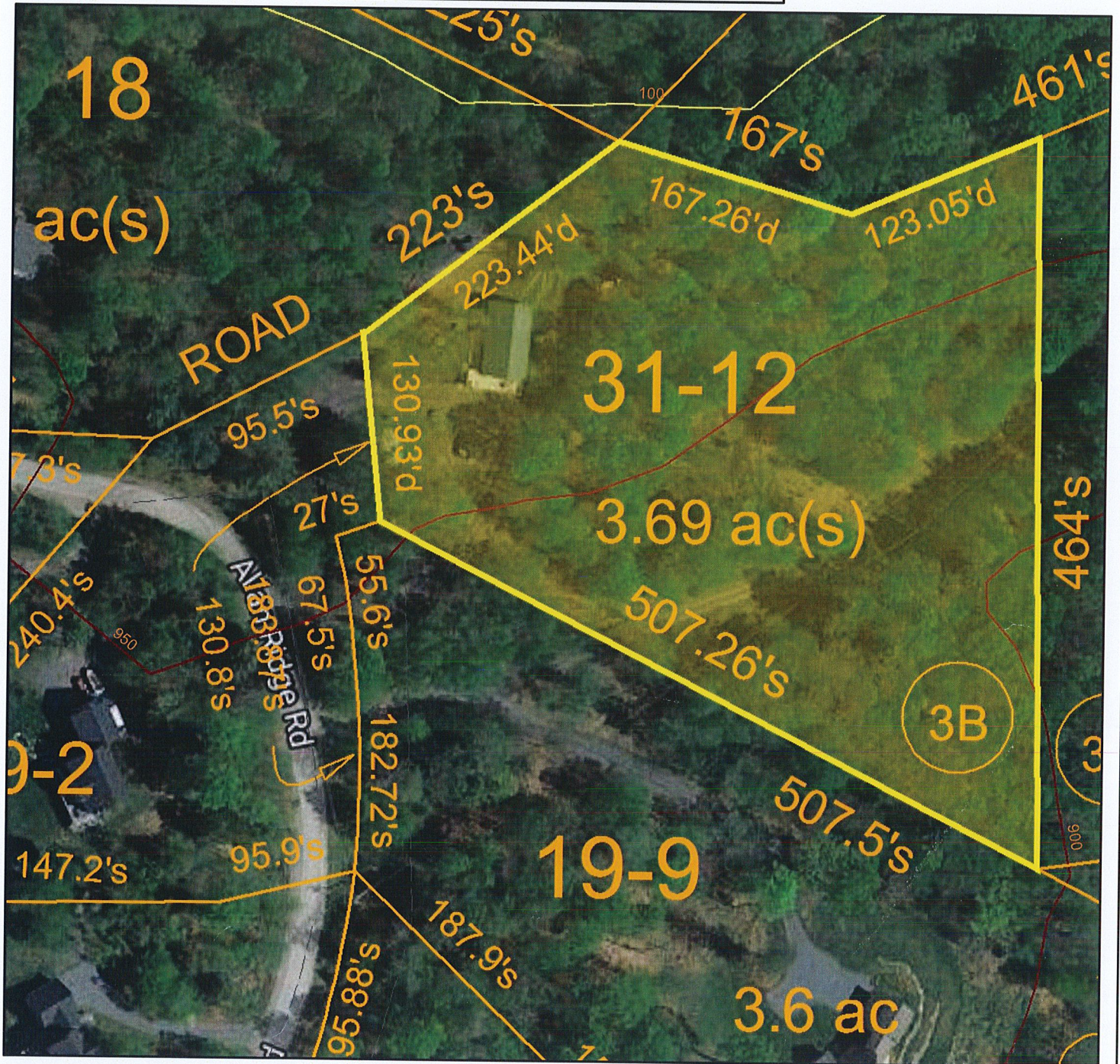


September 19, 2018

1 inch = 100 Feet



www.cai-tech.com



PROPERTYLINE	0 - 160
PVTRD	801 - 950
PVTRD-RW	
tanno5000_arc	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Vermont Tax Report

Tax & Legal Info

SPAN#	414-129-12131	SPAN#/Tax ID	(129) 1603112
Annual Tax	0	Tax Year	0
Total Assessment	266400	Assessment Year	2017
Legal Description	AC & DWL	Zoning	

Address Info

Address	129 Allan Ridge Rd	Condo Unit #	
City	Morristown	State	VT
Zip Code	05661	Zip Plus 4	8699
County	Lamoille	Subdivision	

Property Characteristics

Full Baths		Half Baths	
Baths		Bedrooms	
Fireplaces		Stories	
Building SqFt	0	Year Built	0
Lot Size		Lot SqFt	160736
Acreage	3.69	Number of Buildings	0
Number of Units			

Power Production

Mount Location		Mount Type	
Power Production Size		Power Production Annual	
Power Production		Power Production Type	
Verification Source			