

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that MICHAEL ST. ONGE of Westfield, in the County of Orleans and State of Vermont, Grantor, in the consideration of ONE DOLLAR paid to my full satisfaction by JOSEPH ST. ONGE of Lowell in the County of Orleans and State of Vermont, Grantee, has REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said JOSEPH ST. ONGE all right and title which I, MICHAEL ST. ONGE or my heirs have in, and to a certain piece of land in Lowell in the County of Orleans and State of Vermont, described as follows, viz:

Being a parcel of land consisting of 10.8 acres, more or less, and known and numbered as 538 Green Hill Road in the Town of Lowell, Vermont and being all and the same land and premises conveyed to Joseph St. Onge and Michael St. Onge by Warranty Deed of Leonard Shackleton dated January 4, 1993 and recorded in Book 34 at Pages 621-622 of the Lowell Land Records; being all and the same land and premises conveyed to Leonard Shackleton by Warranty Deed of Jean Paul Bonneau and Jean Meunier dated March 25, 1978 and recorded in Book 27 at Page 409 of the Lowell Land Records.

The premises are further described as being designated as Lot No. 105 on a plan of lots of McAllister Pond Views, as drawn and prepared by John A. Marsh, Registered Surveyor, and recorded in Map Book 2 of the Lowell Land Records.

Reference may be had to the aforementioned deeds and the records thereof and to all prior deeds and their records for a further and more complete description of the land and premises hereby conveyed.

TO HAVE AND TO HOLD all my right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said JOSEPH ST. ONGE, his heirs and assigns forever.

AND FURTHERMORE I the said MICHAEL ST. ONGE do for myself, my heirs, executors and administrators, covenant with the said JOSEPH ST. ONGE, his heirs and assigns, that from and after the ensembling of these presents I the said MICHAEL ST. ONGE will have and claim no right, in, or to the said quit-claimed premises.

WHEREOF, I hereunto set my hand and seal this 30 day of July, 2007.

MICHAEL ST. ONGE

STATE OF VERMONT
COUNTY OF Orleans, SS.

At Lowell this 30 day of July, 2007, MICHAEL ST. ONGE personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me [Signature]
Notary Public

Lowell, VT Town Clerk's Office
Received for record July 30th A.D. 2007
at 9:00 o'clock 03 minutes A. M. and
recorded in Book 51 Page 164
Attest: Nanette Bonneau Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.-
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. A-2007-42
Signed Nanette Bonneau Clerk
Date July 30, 2007

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, Leonard Shackleton, of Town of Troy, in the County of Orleans and State of Vermont, GRANTOR, in the consideration of One Dollar and other valuable consideration, paid to our full satisfaction by Joseph St. Onge and Michael St. Onge, father and son, both of Town of Lowell in the County of Orleans and State of Vermont, GRANTEES, by these presents do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said GRANTEES, Joseph St. Onge and Michael St. Onge, father and son, as joint tenants with the right of survivorship and not as tenants in common, and their heirs and assigns forever, a certain piece of land in the Town of Lowell in the County of Orleans and State of Vermont, described as follows, viz:

Being all and the same land and premises as conveyed to the GRANTOR herein, Leonard Shackleton, by warranty deed of Jean Paul Bonneau and Jean Meunier dated March 25th, 1978, and recorded in Book 27 at Page 409 of the Land Records of the Town of Lowell. Said land and premises hereby conveyed being more particularly described in the aforementioned deed as follows:

" Being all and the same land and premises as was decreed to the Grantors herein, Jean Paul Bonneau and Jean Meunier, by Judgment Order of the Orleans Superior Court, dated January 29th, 1977, under the signature of Superior Court Judge Silvio Valente, and being recorded in Book 27, Page 311-312 of the Land Records of the Town of Lowell and being more particularly described therein as follows:

'Beginning at a point in the center line of a town road which runs from Route 58 to the Balance Rock Road, so-called, which point marks the northwesterly corner of the lot herein conveyed; thence from said point of beginning running South 44° East a distance of 825 feet, more or less, to a point; thence running South 47° East a distance of 1010 feet, more or less, to an iron pin set in the ground for a corner in a fence line; thence turning and running South 38° West a distance of 247 feet, more or less, to an iron pin set in the ground for a corner in said fence line; thence turning and running North 47° West a distance of 1796 feet, more or less, through an iron pin set in the easterly edge of the Town Road, to a point in the center line of said Road; thence turning and running in a general northerly direction along the center line of said town road a distance of 310 feet, more or less, to the point of and place of beginning. Meaning and intending hereby to convey a parcel of land supposed to contain 10.8 acres, more or less, and being Lot No. 105 on a plan of lots of McAllister Pond Views, as drawn and prepared by John A. Marsh, Registered Surveyor, and to which further reference is herein made for a more complete description of the land and premises hereby conveyed. The Grantors herein make no warranties regarding the accuracy of said survey.

Meaning and intending to convey a portion of the same land and premises conveyed to Jean Paul Bonneau and Jean Meunier by Joseph Cushner by warranty deed dated January 9, 1970 and recorded in Book 25, Pages 199 and 200 of the Lowell Land Records. "

Reference is here made to the above mentioned deeds and their record, and to all prior deeds and the records thereof, for further description of the land and premises hereby conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEES, Joseph St. Onge and Michael St. Onge, and their heirs and assigns, to their own use and behoof forever.

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And I the said GRANTOR, Leonard Shackleton, for myself and my heirs and assigns, do covenant with the said GRANTEES, Joseph St. Onge and Michael St. Onge, and their heirs and assigns, that until the ensealing 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.

And I hereby engage to WARRANT and DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 4 day of January, 1993.

IN PRESENCE OF:

[Signature]
Witness

Leonard Shackleton
Leonard Shackleton

[Signature]
Witness

STATE OF VERMONT
ORLEANS COUNTY, SS.

At Tray, in said County and State, this 4 day of January, 1993, personally appeared Leonard Shackleton, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me [Signature]
Notary Public

RECEIVED FOR RECORD
NOTARY PUBLIC
-ACKNOWLEDGMENT-
Notary Public-Notary Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. A-93-02
Signed Nanette Bonneau Clerk
Date January 11, 1993

LOWELL TOWN CLERK OFFICE: RECEIVED FOR RECORD;
JANUARY 11, 1993 at 9:45 a.m., and RECORDED IN
IN BOOK-34- pages 621-622 in the LAND RECORDS.

ATTEST: Nanette Bonneau
Town Clerk