

Summary 19 A
205-0793

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Vermont Property Transfer Tax
32 V.S.A. § 201
-ACKNOWLEDGMENT-
Returns Filed - Tax Paid - Board of North East, N.E.C.
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 1997-42
Signed Therese M. Northrup
Date February 2, 1998

PT. 224. 111
QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that Alan Thorndike, Esquire, in his nominee capacity as Trustee to Reconvey, having an address of PO Box 1392, Stowe, Vermont 05672-1392 (Grantor), for the purpose of transferring record title of certain lands and premises described hereinafter to, and vesting legal ownership in, 3072282 Canada Inc., a Canadian corporation having its principal place of business at 1650 Lincoln Avenue, Montreal, Quebec H3H 1H1, Canada (Grantee), does hereby REMISE, RELEASE, TRANSFER, AND FOREVER QUIT-CLAIM unto the said Grantee, 3072282 Canada Inc., and its successors and assigns forever, all right, title, and interest which the said Grantor, Alan Thorndike, Esquire, in his nominee capacity as Trustee to Reconvey, or his successors and assigns, have in and to certain lands and premises (the "Premises") located in the Town of Westmore, County of Orleans and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Alan Thorndike, Esquire, in his nominee capacity as Trustee to Reconvey, by Trustee in Bankruptcy Deed of Richard M. Coan, as Trustee of the bankruptcy estate of Frank G. Symcak and Joan Taber Symcak, dated June 27, 1996 and recorded in Book 30 at Pages 390-391 of the Westmore Land Records; and being more particularly described in Schedule A attached hereto.

SCHEDULE A

Legal Description of Lands and Premises in the Town of Westmore, County of Orleans and State of Vermont to be Conveyed by Quitclaim Deed from Alan Thorndike, Esquire, in His Nominee Capacity as Trustee to Reconvey, to 3072282 Canada Inc.:

Being all and the same lands and premises conveyed to Alan Thorndike, Trustee to Reconvey, by Trustee in Bankruptcy Deed of Richard M. Coan, as Trustee of the bankruptcy estate of Frank G. Symcak and Joan Taber Symcak, dated June 27, 1996 and recorded in Book 30 at Pages 390-391 of the Westmore Land Records; and being more particularly described as follows:

Being all and the same lands and premises conveyed to Frank G. Symcak and Joan T. Symcak (also known as Joan Taber Symcak) by Warranty Deed from Northeast Kingdom Mountain Lakes, Inc., a Vermont corporation (said Warranty Deed being joined in the execution thereof by Northeast Kingdom Mountain Lakes, Inc., a New Jersey corporation) dated March 4, 1986 and recorded in Book 26 at Pages 339-340 of the Westmore Land Records, and being described therein as follows:

"Being all and the same lands and premises conveyed to Northeast Kingdom Mountain Lakes, Inc. by Warranty Deed of Willoughby Beach, Inc. dated May 7, 1984 and recorded at Book 26, Page 70 of the Westmore Land Records, and being more particularly described as follows:

"PARCEL 1: Beginning at a point marked by an iron pipe driven into the ground at or near the easterly right-of-way limits of Route 5A which said iron pipe is further described as located approximately 35 feet from the center line of said Route 5A; thence proceeding N 51° 26' 30" east a distance of approximately 483.90 feet to a point marked by a concrete monument set in the ground; thence proceeding N 10° 43' 30" west a distance of approximately 514 feet to a point marked by a concrete monument set in the ground; thence proceeding N 39° 22' 30" west a distance of approximately 586.6 feet to a point marked by a concrete monument set in the ground located approximately 24.29 feet northerly of the northeasternmost corner of a certain concrete reservoir located on the within conveyed land and premises; thence proceeding S 46° 05' west a distance of approximately 424 feet to a point evidenced by a drill hole in a certain boulder which said point is further described as being approximately 12.77 feet from the northwesternmost corner of a cottage building on the within conveyed land and premises; thence S 46° 56' west a distance of approximately 180.52 feet to a point evidenced by a stone with a drill hole located therein; thence S 49° 25' east a distance of approximately 110.85 feet to a stone with a drill hole located therein; thence S 24° 22' west a distance of approximately 68.5 feet to a point marked by an iron pipe driven into the ground on the easterly right-of-way limit of Route 5A; thence turning and proceeding along the easterly right-of-way limit of Route 5A in a general southeasterly direction a distance of approximately 940 feet to a point thereon; thence N 51° 26' east a distance of approximately 6 feet to the point of beginning.

"It should be noted that there is a typographical error in the Parcel 1 metes and bounds description as contained in the aforesaid deed of Willoughby Beach, Inc. Said deed described the N 51° 26' 30" east course as being 435.90 feet in length. Said course is correctly stated in the above metes and bounds description to be 483.90 feet in length.

"PARCEL 2: Beginning at a point marked by an iron pipe driven into the ground on the westerly right-of-way limits of Route 5A; thence proceeding S 31° 11' west a distance of approximately 94.95 feet to a point marked by an iron pipe driven into the ground and continuing along this course 3 feet, more or less, to a point on the westerly shore line of Lake Willoughby; thence turning and proceeding in a general southerly and southeasterly direction and following the westerly shoreline of Lake Willoughby a distance of approximately 563 feet to a point; thence proceeding N 39° 40' east seven feet, more or less, to a point marked by an iron pipe driven into the ground which iron pipe is located S 54° 41' east a distance of approximately 247.3 feet from the last mentioned iron pipe; thence continuing N 39° 40' east a distance of approximately 135.2 feet to a point marked by an iron pipe driven into the ground on the westerly right-of-way limit of Route 5A; thence turning and proceeding in a general northwesterly direction and following the westerly right-of-way limit of said Route 5A a distance of 447 feet to a point of beginning.

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