

DISCHARGE OF MORTGAGE

I hereby certify that the following described mortgage is paid in full and satisfied,
viz: James, Edward, Roger, and Raymond Maxfield, mortgagor(s), to Union Bank, mortgagee, dated June 25 A.D. 1990 and recorded in Book 17, page(s) 298-299 of the land records of the Town of Waterville and State of Vermont with a property address of 351 Maxfield Road.

IN PRESENCE OF

Charmaine Lefebvre
Charmaine Lefebvre

UNION BANK

BY:

Stephen Kendall L.S.
Stephen Kendall
Duly Authorized Agent

State of Vermont

Lamoille County, ss: } At Morrisville this 4 day of February A.D. 2010

Stephen Kendall as Vice President and Duly Authorized Agent of Union Bank personally appeared, and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Union Bank.

Before me,

Charmaine Lefebvre

Charmaine Lefebvre

Notary Public

Com. Exp: 2/10/11

196pg
Vol 30

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **Edward Maxfield** of Barre in the County of Washington and State of Vermont, Grantor, in the consideration of ten or more dollars paid by my full satisfaction by **Raymond Maxfield** and **Tonia Maxfield** of Waterville in the County of Lamoille and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, Raymond Maxfield and Tonia Maxfield, husband and wife as tenants by the entirety, and their heirs and assigns forever, the land and premises in Waterville in the County of Lamoille and State of Vermont, described as follows viz:

Being my one-quarter interest in and to all and the same land and premises conveyed to Roger Maxfield, Edward Maxfield, James Maxfield and Raymond Maxfield by the Warranty Deed of Robert W. Maxfield dated January 23, 1986 and of record in Book 15 at Pages 592-593 of the Waterville Land Records.

Reference is hereby made to the above Deeds and its records and to all former Deeds and their records, for a more complete description of the property conveyed herein.

This conveyance is made subject to and with the benefit of any 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, Subchapter 7, Title 27, Vermont Statutes Annotated.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Raymond Maxfield and Tonia Maxfield, 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, Edward Maxfield, for myself and my heirs and assigns, do covenant with the said Grantees, Raymond Maxfield and Tonia Maxfield, 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** except as aforesaid; and I hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever.

Vol 30
197

Edward D Maxfield
Edward Maxfield

Before me: _____
Notary Public
My Commission Expires: 2/10/2011

My Commission Expires: 2/10/2011

Date _____ Signed _____
 Return No. 7-2686
 Return Rec'd. - March 5
 V.I. Card Use & Returnment Plans Act Rec'd. Clerk
32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
 Vermont Property Transfer Tax

WATERVILLE, VERMONT TOWN CLERK'S OFFICE
Feb. 1 A.D. 10 AT 9 O'CLOCK
00 MINUTES A.M. RECEIVED THE
Warranty deed OF WHICH THE
FOREGOING IS A TRUE COPY
ATTEST: Nancy H. Morse TOWN CLERK

T. S. AND GREEN, P.C.
ATTORNEYS AT LAW
259 UPPER MAIN STREET
P.O. BOX 800
MORRISVILLE, VERMONT
05661-0800

WATERVILLE, VERMONT TOWN CLERK'S OFFICE

 A.D. AT O'CLOCK

 MINUTES I RECEIVED THE

 FOREGOING U.S.A. WITH THE

ATTEST:

522

Boozan and by land owned by Ernest O. Schwarm
and Carolyn V. Schwarm; thence northwest 350 feet
bounded by land owned by Ernest O. Schwarm and
Carolyn V. Schwarm; thence 872 feet southwest
bounded by town road #9 to the point of beginning.

In order to comply with the State of Vermont Health Regulations
on the subdivision of lands and disposal of waste including
sewage, the Grantee shall not construct or erect a structure or
building on the parcel of land conveyed herein, the useful
occupancy of which will require the installation of plumbing and
sewage treatment facilities, without first complying with said State
Regulations.

NOW, THEREFORE, I, Robert Sanborn, as an heir-at-law of Robert W. Maxfield,
pursuant to 14 V.S.A. §1951 et seq hereby disclaim in whole to Edward D. Maxfield said above
described land and premises.

IN WITNESS WHEREOF, I hereby set my hand and seal this 5th day of December
2002.

IN PRESENCE OF:

Carol L. Ketchum
Witness

Robert Sanborn L.S.
Robert Sanborn

STATE OF VERMONT
COUNTY OF Caledonia, SS.

At Newport, in said County and State, this 5th day of December,
2002, Robert Sanborn personally appeared and acknowledged this instrument, by him sealed and
subscribed, to be his free act and deed.

Before me

Carol L. Ketchum
Notary Public

WATERVILLE, VERMONT TOWN CLERK'S OFFICE
JAN. 31. A.D. 2003 AT 12 O'CLOCK
JAN. 31. A.D. 2003 P. M. RECEIVED THE
10 MINUTES OF WHICH THE
DISCLAIMER
FOREGOING IS A TRUE COPY
ATTEST: Jeanne J. Roberts TOWN CLERK

Vermont Property Transfer Tax
32 V.S.A. Chap. 251
-ACKNOWLEDGEMENT-
Return Rec'd - Tax Rec'd - Board of Health Cert. Rec'd.
Return No. 10003
Signed Robert Sanborn
Date January 31, 2003

DISCLAIMER

WHEREAS, I, Raymond M. Maxfield, of Waterville in the County of Lamoille and State of Vermont, am an heir under the laws of intestacy of Robert W. Maxfield, late of Waterville in the County of Lamoille and State of Vermont; and

WHEREAS, Robert W. Maxfield died on July 24, 2002; and

WHEREAS, Ernest O. Schwarm and Carolyn V. Schwarm, by a warranty deed dated

April 11, 1980 and of record in Book 14, Pages 207-209 of the Waterville Land Records, in the granting clause, conveyed to "Robert W. Maxfield and Virginia B. Maxfield, husband and wife, as tenants by the entirety, and as tenants in common with Edward D. Maxfield" and the habendum clause of said deed provided, "To have and hold said granted premises, with all the privileges and appurtenances thereof, to said Grantees, Robert W. Maxfield, Virginia B. Maxfield and Edward D. Maxfield and their heirs and assigns, to their own use and behoof forever"; and

WHEREAS, the premises conveyed in said deed is described therein as follows:

Being a certain piece of land in the Town of Waterville, consisting in total seven (7) acres more or less. Said land being part of land conveyed to the Grantors herein by Eddie D. Despault and Freda Despault, husband wife, by the Warranty Deed dated November 10, 1958, and recorded in Book 10 at Page 368 of the Waterville Land Records.

Said land is described as follows:

Beginning on Town Road #9 at the corner of land owned by Alice Rooney, thence 350 feet southeast bounded by land owned by Alice Rooney; thence 872 feet northeast bounded by land owned by Dean

NOTED FOR RECORD
XEROXED
INDEXED
FILED
JUL 24 2002
CLERK OF COURTS
WATERVILLE, VERMONT

524

Boozan and by land owned by Ernest O. Schwarm and Carolyn V. Schwarm; thence northwest 350 feet bounded by land owned by Ernest O. Schwarm and Carolyn V. Schwarm; thence 872 feet southwest bounded by town road #9 to the point of beginning.

In order to comply with the State of Vermont Health Regulations on the subdivision of lands and disposal of waste including sewage, the Grantee shall not construct or erect a structure or building on the parcel of land conveyed herein, the useful occupancy of which will require the installation of plumbing and sewage treatment facilities, without first complying with said State Regulations.

NOW, THEREFORE, I, Raymond M. Maxfield, as an heir-at-law of Robert W. Maxfield, pursuant to 14 V.S.A. §1951 et seq hereby disclaim in whole to Edward D. Maxfield said above described land and premises.

IN WITNESS WHEREOF, I hereby set my hand and seal this 2nd day of December 2002.

IN PRESENCE OF:

Dancy LaRose Witness
Raymond E. Maxfield L.S.
Raymond ~~W.~~ Maxfield

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Waterville, in said County and State, this 2nd day of December 2002, Raymond M. Maxfield personally appeared and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me Dancy G. LaRose
Notary Public

WATERVILLE, VERMONT TOWN CLERK'S OFFICE
Jan. 31, A.D. 2003 AT 12 O'CLOCK
10 MINUTES P.M. RECEIVED THE
Disclaimers OF WHICH THE
FOREGOING IS A TRUE COPY
ATTEST: Dancy LaRose TOWN CLERK

Vermont Property Transfer Tax
32 V.S.A. Chap. 201
-ACKNOWLEDGED-
Return Recd. - Tax Paid - Borel
Return No. 5
Signed Dancy LaRose
Date January 31, 2003

DISCLAIMER

WHEREAS, I, James M. Maxfield, of Waterville in the County of Lamoille and State of Vermont, am an heir under the laws of intestacy of Robert W. Maxfield, late of Waterville in the County of Lamoille and State of Vermont: and

WHEREAS, Robert W. Maxfield died on July 24, 2002; and

WHEREAS, Ernest O. Schwarm and Carolyn V. Schwarm, by a warranty deed dated April 11, 1980 and of record in Book 14, Pages 207-209 of the Waterville Land Records, in the granting clause, conveyed to "Robert W. Maxfield and Virginia B. Maxfield, husband and wife, as tenants by the entirety, and as tenants in common with Edward D. Maxfield" and the habendum clause of said deed provided, "To have and hold said granted premises, with all the privileges and appurtenances thereof, to said Grantees, Robert W. Maxfield, Virginia B. Maxfield and Edward D. Maxfield and their heirs and assigns, to their own use and behoof forever"; and

WHEREAS, the premises conveyed in said deed is described therein as follows:

Being a certain piece of land in the Town of Waterville, consisting in total seven (7) acres more or less. Said land being part of land conveyed to the Grantors herein by Eddie D. Despault and Freda Despault, husband wife, by the Warranty Deed dated November 10, 1958, and recorded in Book 10 at Page 368 of the Waterville Land Records.

Said land is described as follows:

Beginning on Town Road #9 at the corner of land owned by Alice Rooney, thence 350 feet southeast bounded by land owned by Alice Rooney; thence 872 feet northeast bounded by land owned by Dean

(Faint, illegible markings)

Boozan and by land owned by Ernest O. Schwarm
and Carolyn V. Schwarm; thence northwest 350 feet
bounded by land owned by Ernest O. Schwarm and
Carolyn V. Schwarm; thence 872 feet southwest
bounded by town road #9 to the point of beginning.

In order to comply with the State of Vermont Health Regulations
on the subdivision of lands and disposal of waste including
sewage, the Grantee shall not construct or erect a structure or
building on the parcel of land conveyed herein, the useful
occupancy of which will require the installation of plumbing and
sewage treatment facilities, without first complying with said State
Regulations.

NOW, THEREFORE, I, James M. Maxfield, as an heir-at-law of Robert W. Maxfield,
pursuant to 14 V.S.A. §1951 et seq hereby disclaim in whole to Edward D. Maxfield said above
described land and premises.

IN WITNESS WHEREOF, I hereby set my hand and seal this 21 day of Nov,
2002.

IN PRESENCE OF:

[Signature]
Witness
[Signature]
James M. Maxfield
James M. Maxfield
L.S.

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Johnson, in said County and State, this 21 day of Nov,
2002, James M. Maxfield personally appeared and acknowledged this instrument, by him sealed
and subscribed, to be his free act and deed.

Before me
[Signature]
Notary Public

INTERSTATE REAL ESTATE BROKERS OFFICE
JAN 21 2003 11 12 O'CLOCK
RECEIVED THE
10 MINUTES OF THE
ID
FOREGOING IS A TRUE COPY
NOTARY
[Signature]

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Recd. - Tax Paid - Board of Health Cert. Recd.
Vt. Land Use & Development Plans Act Cert. Recd.
Return No. 6
Signed [Signature]
Date January 31, 2003