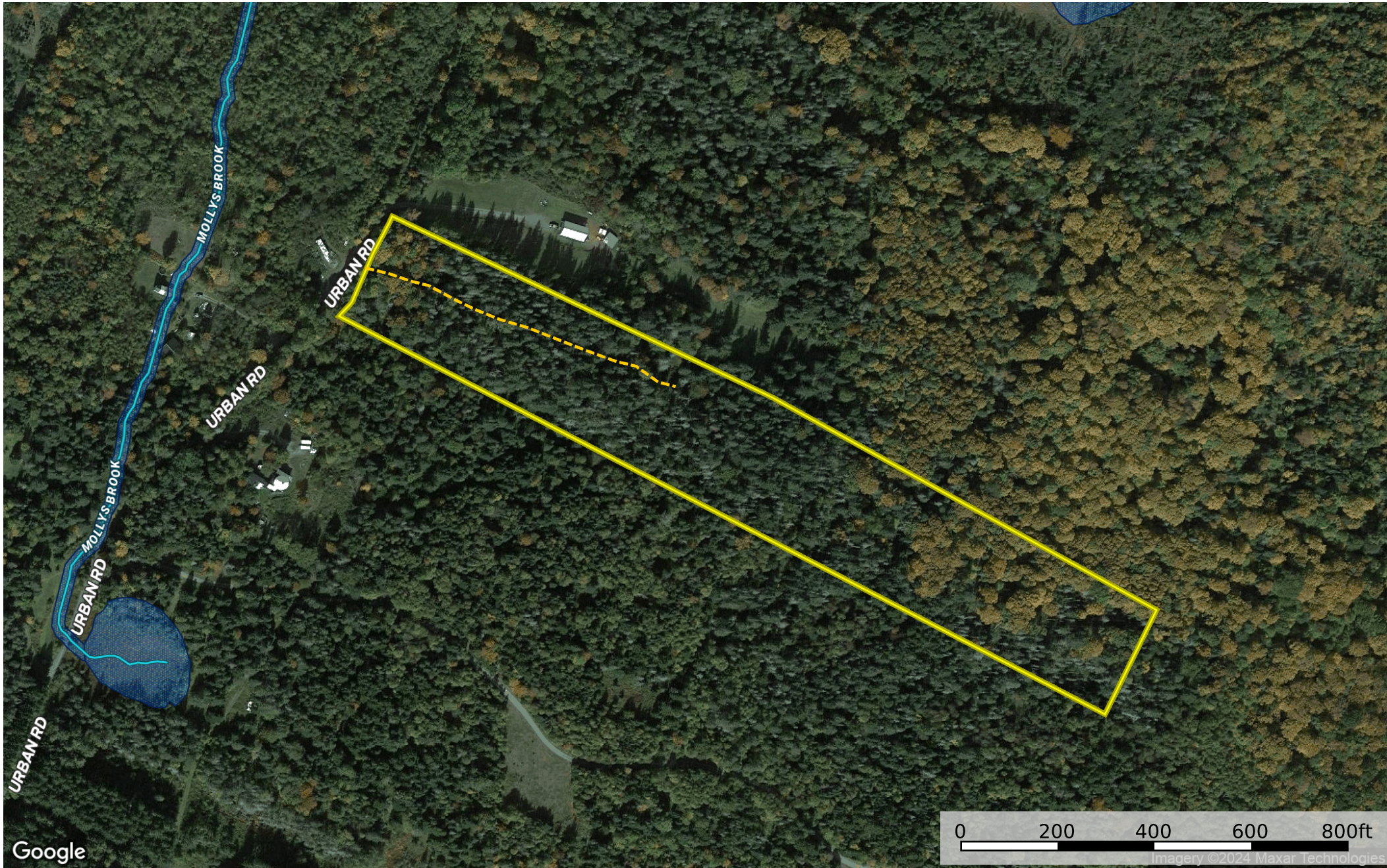
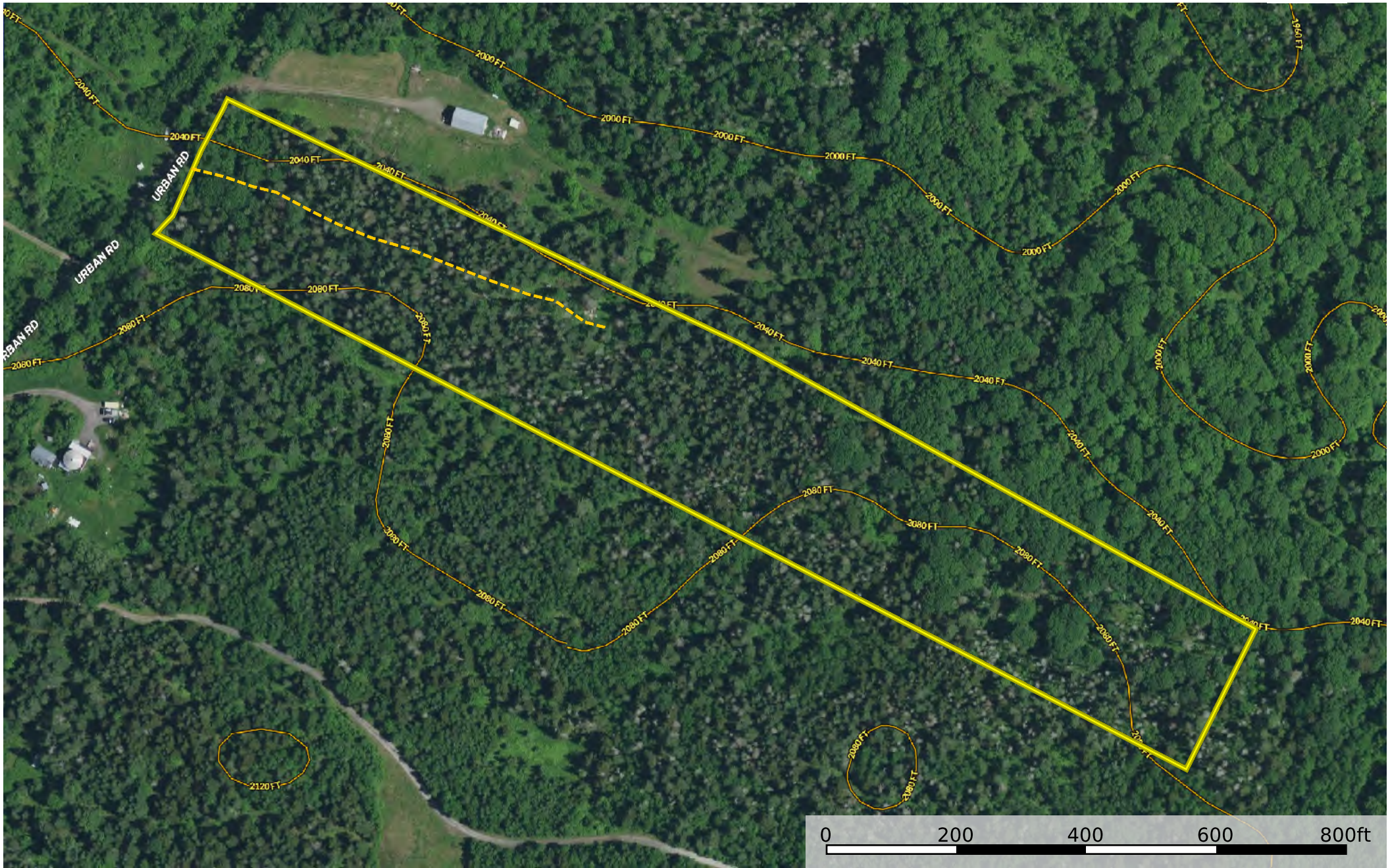


Cabot - 10.2+/- Acres - Urban Farm Way
Washington County, Vermont, 10.2 AC +/-



- Trail
- Property Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

Cabot - 10.2+/- Acres - Urban Farm Way
Washington County, Vermont, 10.2 AC +/-



- Trail
- Property Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body



02-020.000,f
LEINOFF ANDR

02-020.000,g

02-020.000,a
LEINOFF ANDR

02-020.000
LEINOFF ANDR

03-042.000,a
WILLIAMS ROB

G
Rd (Pvt)

04-066.000,b
THOMPSON JOS

04-066.000,a

03-043.000
ARNOLD CHARL

04-068.000
TREMBLAY JOS

04-067.000
ROGERS DAVID

03-044.000
WINSLOW LAWR

04-059.001
ROGERS JOHN

Urban Rd (LT)

04-065.000
DONATO JAMES

H

03-045.000
SACHS ERNEST

PAGE 7
PAGE 8

04-059.002
ROGERS JAMES

04-063.000,b

04-069.000
MCKINNEY WAR

04-058.000,a
UCKELE JOHN

04-058.000,b
UCKELE JOHN

04-063.000,a
ATKINS FRANC

12-039.000
LEMEUX MICH

000
A

Urban Rd (LT)

PAGE 8
PAGE 12

04-057.000,b
SOUZA REVOC

12-033.000
OJSEN FREDER

04-061.000
ATKINS MICHA

PAGE 8
PAGE 12

PAGE 8
PAGE 12

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **Martin Rivera and Wendy Rivera**, a married couple, of Woodlawn, in the State of Virginia, Grantors, in consideration of Ten Dollars and other good and valuable consideration, paid to our full satisfaction by our son, **Joseph Rivera**, of Virginia Beach, in the State of Virginia; Grantee, have remised, released and forever quitclaimed unto the said Joseph Rivera, all right and title which we or our heirs have in and to a certain piece of land in Cabot, in the County of Washington, and State of Vermont, described as follows, viz:

All and the same land and premise conveyed to Martin Rivera, Joseph Rivera, and Wendy Rivera by Tax Collector's Deed of Susan Carpenter, Collector of Taxes for the Town of Cabot, Vermont, dated June 30, 2024, and recorded August 5, 2024, in Book 94, Page 541 of the Cabot Land Records, and described therein as follows:

Being a parcel of land consisting of 10.20 acres, together with a mobile home located thereon at Urban Farm Way in Cabot, Vermont, being all and the same land and premises conveyed to John M. Rogers, Jr., David E. Rogers, Beatrice E. Abbott and Elizabeth M. Morse by Decree of Distribution in the Estate of Dorothy I. Rogers dated March 13, 1996 and recorded in Book 50 at Page 72 of the Cabot land records. Elizabeth M. Morse conveyed her 1/4th interest to David E. Rogers by quitclaim deed dated May 8, 1996 and recorded in Book 50 at Page 74 of the Cabot land records. The interest of Beatrice Eva Abbott was decreed to Robert C. Dupaw by Decree of Distribution dated June 12, 2013 and recorded in Book 79 at Page 384 of the Cabot land records.


Reference is hereby made to the above-described deeds and the records thereof, and to all prior deeds and their records, for a more particular description of the land and premises hereby conveyed.

Town of Cabot Parcel ID No. 04-067.00, SPAN 117-036-10675.

TO HAVE AND TO HOLD all right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said Joseph Rivera, and his heirs and assigns forever.

AND FURTHERMORE, we, the said Martin Rivera and Wendy Rivera, do for ourselves and our heirs, executors and administrators, covenant with the said Joseph Rivera, and his heirs and assigns, that from and after the signing of these presents, we will have and claim no right in or to the said quitclaimed premises.

IN WITNESS WHEREOF, we hereunto set our hands this 14 day of August, 2024.



Martin Rivera

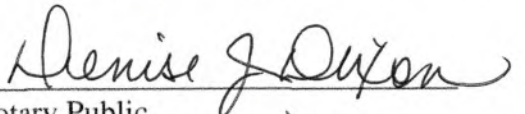

Wendy Rivera

COMMONWEALTH OF VIRGINIA
COUNTY OF Virginia^{DD} Carroll, ss.

At Millsville [city/town] this 14th day of August, 2024, Martin Rivera and Wendy Rivera personally appeared, and they acknowledged this instrument, by them subscribed, to be their free act and deed,

[seal]



before me 
Notary Public.
Print Name: Denise J. Dixon
My commission expires: April 30, 2025

CABOT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD/RECHARGE
THIS 05 DAY OF August A.D. 2024
AT 9 O'CLOCK 00 MINUTES A.M.
RECEIVED FOR RECORD/RECHARGE 94 PAGE 541-542
ATTEST Shirley Ducharme Cabot Clerk

TAX COLLECTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Susan Carpenter**, of Cabot, in the County of Washington and State of Vermont, Collector of Taxes of and for the Town of Cabot, in said county, by virtue of the laws of this state, for and in consideration of the outstanding taxes and interest, have given, granted and sold and by these presents do freely give, grant, sell, convey and confirm unto **Martin Rivera, Joseph Rivera and Wendy Rivera**, as joint tenants with full rights of survivorship, of Woodlawn in the County of Carroll and Commonwealth of Virginia, their heirs, successors and assigns forever, the following described piece or parcel of land lying and being situated in the Town of Cabot, in the County of Washington and State of Vermont, and more particularly described as follows:

Being a parcel of land consisting of 10.20 acres, together with a mobile home located thereon at Urban Farm Way in Cabot, Vermont, being all and the same land and premises conveyed to John M. Rogers, Jr., David E. Rogers, Beatrice E. Abbott and Elizabeth M. Morse by Decree of Distribution in the Estate of Dorothy I. Rogers dated March 13, 1996 and recorded in Book 50 at Page 72 of the Cabot land records. Elizabeth M. Morse conveyed her 1/4th interest to David E. Rogers by quitclaim deed dated May 8, 1996 and recorded in Book 50 at Page 74 of the Cabot land records. The interest of Beatrice Eva Abbott was decreed to Robert C. Dupaw by Decree of Distribution dated June 12, 2013 and recorded in Book 79 at Page 384 of the Cabot land records.

Reference is hereby made to the above-described deeds and the records thereof, and to all prior deeds and their records, for a more particular description of the land and premises hereby conveyed.

The said **Martin Rivera, Joseph Rivera and Wendy Rivera**, they being the highest bidder, for said land and premises, or any part thereof, at a public venue, legally notified and holden at the Municipal Building, a public place of said Town of Cabot on the 8th day of June, 2023 at 10:00 o'clock in the forenoon, for the sale of lands in said Town of Cabot belonging to David E. Rogers, John Rogers, Jr., and Robert C. Dupaw due the Town of Cabot thereon, for the years 2019, 2020, 2021, and 2022 assessed upon the Grand List of the said Town of Cabot.

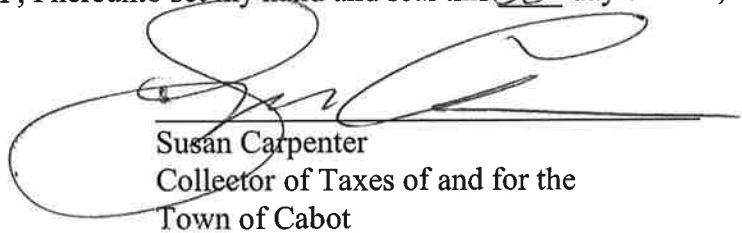
TO HAVE AND TO HOLD all my right, title and interest and all the right, title and interest of said delinquent taxpayer, David E. Rogers, John Rogers, Jr., and Robert C. Dupaw, in said land and premises, with appurtenances thereof unto the said **Martin Rivera, Joseph Rivera and Wendy Rivera**, their successors and assigns, to her own use and behoof forever.

AND FURTHERMORE, I, the said Susan Carpenter, Collector of Taxes as aforesaid, in my capacity as such Collector of Taxes do covenant and agree to and with the said Town of Cabot, its successors and assigns, that from and after the ensealing of these presents, I, the said Susan Carpenter, Collector of Taxes aforesaid, will have and claim no right in or to said land

and premises so sold, granted and conveyed as aforesaid, to the said **Martin Rivera, Joseph Rivera and Wendy Rivera**.

And I, the said Susan Carpenter, Collector of Taxes as aforesaid, do covenant and warrant that I am duly empowered to execute this deed.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 30th day of June, 2024.


Susan Carpenter
Collector of Taxes of and for the
Town of Cabot

STATE OF VERMONT
WASHINGTON COUNTY, ss.

At Cabot in said County and State Susan Carpenter, Collector of Taxes of and for the Town of Cabot, appeared this 30th day of June, 2024 and acknowledged that her execution of the foregoing Tax Collector's Deed was her free act and deed, and the free act and deed of the Town of Cabot,



Before me, Betty Ritter
Notary Public
Printed name: Betty Ritter
Credentials: 157-009138
My commission expires 1-31-2025

Betty Ritter
Town Clerk
Amy Monahan
Treasurer

TOWN OF CABOT
PO Box 36
Cabot, Vermont 05647

Office (802) 563-2279
Fax (802) 563-2423

August 6, 2024

Chris Pelkey, Esq.
172 N Main Street, Suite 301
Barre, VT 05641

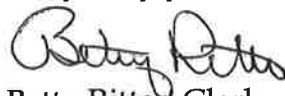
RE: Tax Collector's Deed to Martin, Joseph and Wendy Riveria

Dear Attorney Pelkey:

Please find enclosed the Tax Collector's Deed as recorded in Book 94, Page 541-542.
Wendy Riveria asked that I send this deed to you as you are handling a deed to Joseph Riveria.

If you have any questions, do not hesitate to give us a call.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Betty Ritter".

Betty Ritter, Clerk
Town of Cabot

