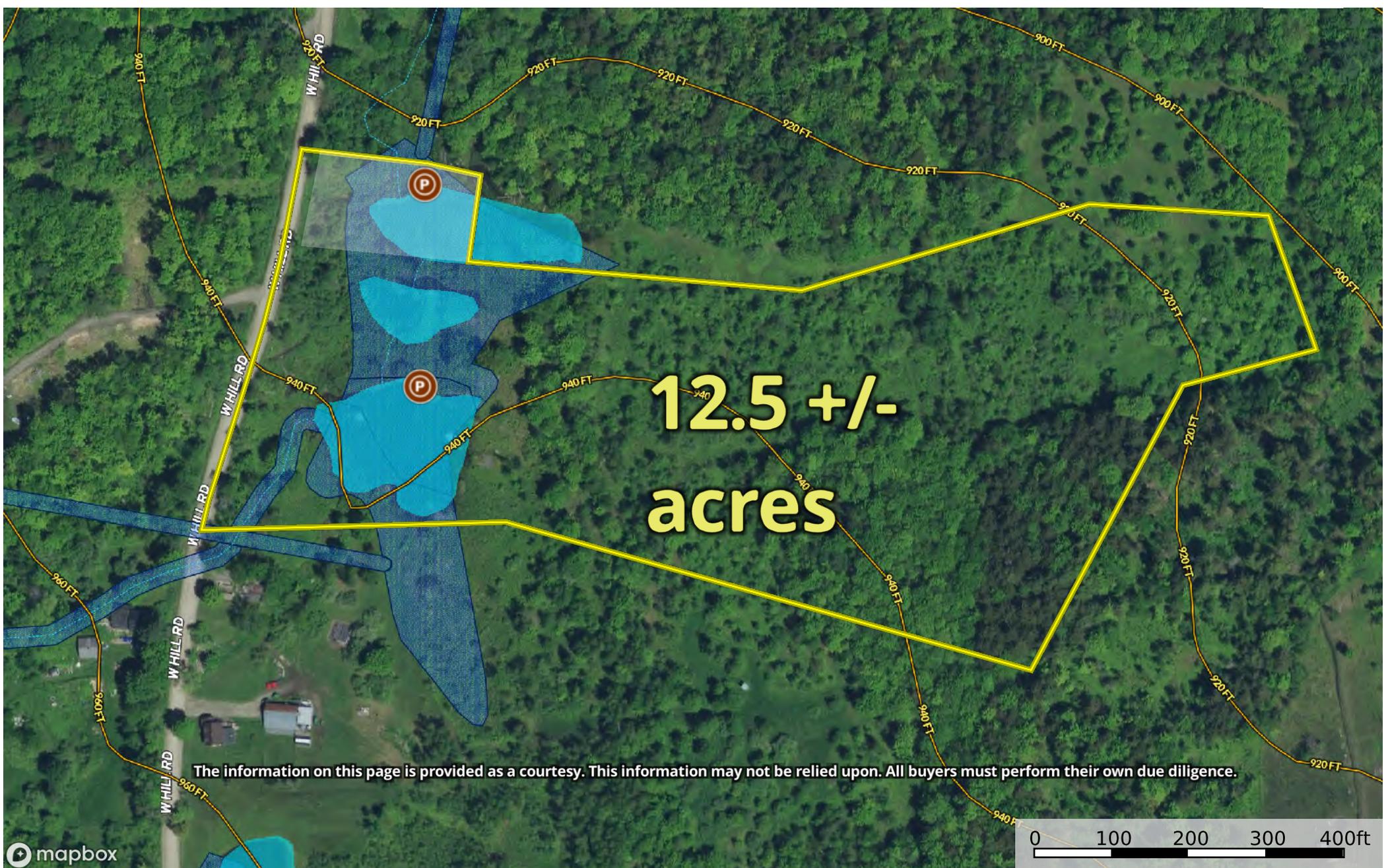


Montgomery Center 12.5 acres - West Hill Road Vermont, AC +/-



12.5 +/-
acres

The information on this page is provided as a courtesy. This information may not be relied upon. All buyers must perform their own due diligence.

mapbox

- Utility Pole
- 50' ROW
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Close Up of Survey. Property is Lot 7.

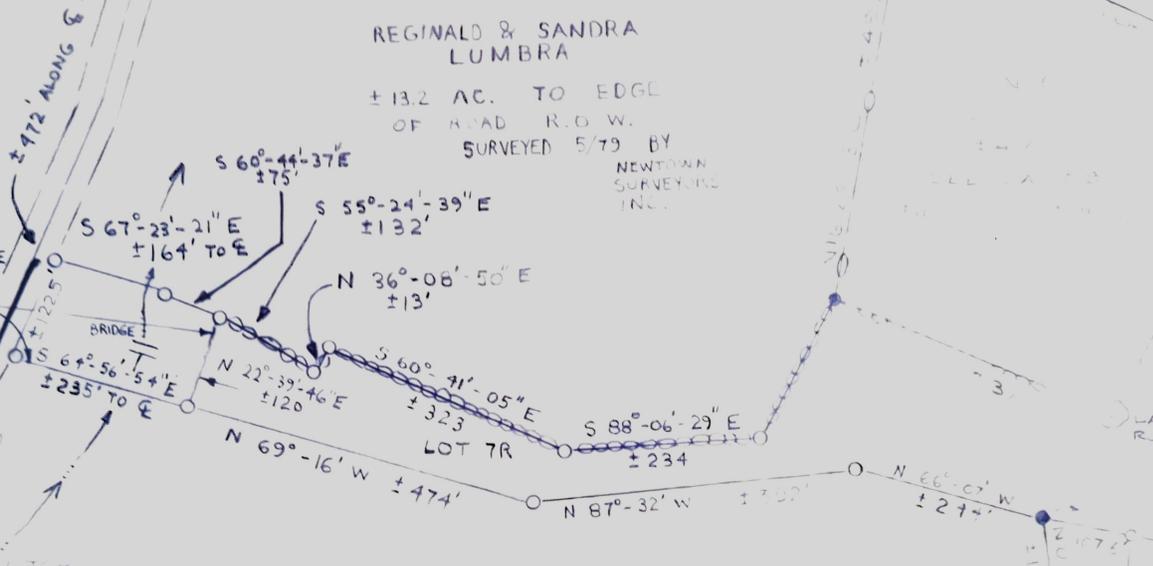
REGINALD & SANDRA LUMBRA

±13.2 AC. TO EDGE OF ROAD R.O.W.

SURVEYED 5/79 BY

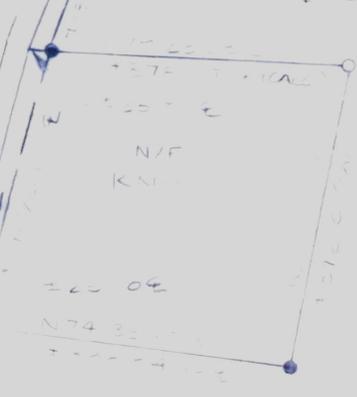
NEWTOWN SURVEYING INC.

LUMBRA TO HAVE 50' R.O.W. OVER BRIDGE OVER 80' FROM THESE LINES



LOT # 7
±12.5 AC.
"SOLD"

TOWN ROAD
1974
M. NELLIC
±368' L.P. R.O.W.



LOT #2
N/ KNOP
±1112'
±1112'
±1112'

OLD FENCE N/ PROPERTY LINE

LOT #1
±103'

LOT 3R

PREM & HARSH KHULLAR TO PREM, HARSH & DESH RATTAN KHULLAR

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that we PREM KHULLAR and HARSH KHULLAR of Montreal, Quebec Canada, Grantors, in the consideration of One Dollar and Other Good and Valuable Consideration paid to our full satisfaction by PREM KHULLAR, HARSH KHULLAR and DESH RATTAN KHULLAR, tenants in common of Montreal, Quebec, Canada, Grantees, have REMISED, RELEASED AND FOREVER QUITCLAIMED unto the said PREM KHULLAR, HARSH KHULLAR and DESH RATTAN KHULLAR, tenants in common all right and title which we PREM KHULLAR and HARSH KHULLAR or our heirs have in, and to a certain piece of land in Montgomery in the County of Franklin and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Prem Khullar and Harsh Khullar by Warranty Deed of Peter D. Watson which instrument is dated July 19, 1982 and recorded in Book 36, Pages 229-230 of the Montgomery Land Records and being more particularly described as follows:

"Being a certain premises consisting of 12.5 acres of land, more or less, situated easterly of and adjacent to Town Highway 11 a distance of 2400 feet, more or less, northerly from the intersection of Town Highways 11, 23 and 25 in said Montgomery, and being a part only of all and the same land and premises that were conveyed to the Grantor herein, Peter D. Watson by warranty deed of Gibou Valley Company dated and recorded in Book _____ at Page _____ of the Montgomery Land Records; the within conveyed premises are further described as being a part only of all and the same land and premises that were conveyed to the said Gibou Valley Company by warranty deed of Gibou Valley Corporation dated February 14, 1974 and recorded on February 28, 1974 in Book 31 at Page 382 of the Montgomery Land Records, which premises were conveyed to the said Gibou Valley Corporation by warranty deed of Peter D. Watson dated December 17, 1962 and recorded in Book 28A at Page 382 of the Montgomery Land Records; the within conveyed premises are further described as being a part only of all and the same land and premises that were conveyed to the said Peter D. Watson by Reginald H. Lawyer and Dorothy E. Lawyer dated November 9, 1962 and recorded in Book 28A at Page 180 of the said Montgomery Land Records.

The within conveyed premises are more particularly described as follows: Commencing at a point lying the centerline of Town Highway 11, which point of beginning lies 2400 feet, more or less, northerly from the intersection of Town Highways 11, 23 and 25 in said Montgomery, and which point of beginning marks the most northwesterly corner of the within conveyed premises; thence running S 67° 23' 21" E a distance of 164 feet through an iron pipe driven into the ground in the east line of Town Highway 11 to a second iron pipe driven into the ground; thence turning and running S 60° 44' 37" E a distance of 75 feet to a point marked by an iron pipe driven into the ground at the west end of a stone wall; thence turning and running S 22° 39' 46" W for a distance of 120 feet to an iron pipe into the ground; thence turning and running S 69° 16' E for a distance of 474 feet to an iron pipe driven into the ground; thence turning and running S 87° 32' E for a distance of 392 feet to an iron pipe driven into the ground; thence turning and running S 66° 07' E for a distance of 244 feet to an iron pipe driven into the ground; thence turning and running S 00° 23' W for a distance of 187 feet to an iron pipe driven into the ground; thence turning and running S 83° 51' W for a distance of 181 feet to an iron pipe driven into the ground; thence turning and running S 49° 21' W for a distance of 439 feet to an iron pipe driven into the ground; thence turning and running N 56° 12' 23" W for a distance of 716.4 feet along a blazed line to an iron pipe driven into the ground; thence turning and running N 72° 42' 23" W for a distance of 404.5 feet along a blazed line, and then through an iron pipe driven into the ground in the east line of Town Highway 11, to a point lying in the centerline of Town Highway 11; thence turning and running in a generally northerly direction of 510.5 feet to the point of beginning.

There is EXCEPTED and RESERVED from this conveyance unto Reginald Lumbrá and Sandra Lumbrá, and their heirs, successors and assigns and easement 50 feet wide to cross and recross the most northwesterly portion of the within conveyed premises, for the purpose of access to premises now or formerly of the said Reginald Lumbrá and Sandra Lumbrá, as was previously conveyed to them by the Grantor herein, Peter D. Watson, by deed duly recorded in the land records of the Town of Montgomery.

The within conveyed premises are conveyed subject to all of the terms, conditions, covenants and restrictions of a land use permit issued in case no. 6F0265 on May 19, 1982 by District Environmental Commission VI. Pursuant to said permit, the within conveyed premises are made subject to the following covenants and restrictions:

1. The conditions of land use permit 6F0265 shall run with the land and the land uses therein permitted and will be binding upon and enforceable against the grantor herein, and the grantees herein, and their heirs, successors and assigns.
2. No building or structure may be erected on the within conveyed premises, the use or occupancy of which would require on-site sewage disposal before the design and/or construction of the on-site sewage system is certified to the District VI Environmental Commission by a competent party as being in conformance with the specifications of State Board of Health Regulations, Chapter 5, Sanitary Engineering, SubChapter 10, Part I, Section 5-906 "Environmental Requirements" or its succeeding regulation.
3. By the acceptance hereof, the Grantees herein acknowledge that they have been provided copies of Land Use Permit 6F0265, its findings of fact and conclusions of law.
4. The within conveyed premises may not be sub-divided without the written approval of District Environmental Commission VI.

The above-courses and distances are in accord with a certain survey map entitled "Transit and Tape Survey Peter D. Watson property, Gibou Valley, RJM 'B' Section, Montgomery, Vermont" by John H. Thetford and Associates, Inc. dated December, 1982, February 8, 1982 and June 2, 1982; the within conveyed premises are shown thereon as Lot No. 7 and contain, according to said survey, 12.5 acres of land, more or less."

Reference is made to the above mentioned deeds and their records and to all former deeds of said granted premises and records thereof for a more particular description of the land and premises herein conveyed.

TO HAVE AND TO HOLD all our right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said PREM KHULLAR, HARSH KHULLAR and DESH RATTAN KHULLAR, tenants in common and their heirs and assigns forever, AND FURTHERMORE we the said PREM KHULLAR and HARSH KHULLAR do for ourselves, our heirs executors and administrators, covenant with the said PREM KHULLAR, HARSH KHULLAR and DESH RATTAN KHULLAR, tenants in common their heirs and assigns, that from and after the ensembling of these presents we the said PREM KHULLAR and HARSH KHULLAR will have and claim no right, in, or to the said quitclaimed premises.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 11th day of June, 1986.

IN PRESENCE OF:

Linda S. Zecchinelli

Prem Khullar

Carolyn A. Greaves

Harsh Khullar

STATE OF VERMONT
COUNTY OF CALEDONIA, SS. At Hardwick, this 11th day of June, 1986 personally appeared PREM KHULLAR and HARSH KHULLAR and they acknowledged the foregoing instrument, by them sealed and subscribed, to be their free act and deed.

Before me Carolyn A. Greaves
Notary Public

Montgomery Town Clerk's Office received for record June 16, A.D. 1986 at 9 o'clock & 05 minutes A.M.

Attest Theresa Samson
Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
--ACKNOWLEDGMENT--
Return To: 26--Tax Paid--Board of Health Cert. Rec'd--
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. ATT3617
Signed Theresa Samson, Clerk
Date 6-16-86

STATE OF VERMONT

SUPERIOR COURT
Franklin Unit

PROBATE DIVISION
Docket No.: 71-2-18 Frpr

In re ESTATE of:

<i>Decedent</i> Prem Sagar Khullar	FILED SEP 05 2018 VT. SUPERIOR COURT FRANKLIN COUNTY
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FINAL DECREE OF DISTRIBUTION

Real Property Personal Property

Amy Escott, Esq. Name of Fiduciary has submitted a final account and Motion for

Decree of Final Distribution. The Court finds that:

1. Due notice has been given to the interested persons pursuant to statute and the rules of probate procedures.
2. Debts and funeral charges of the decedent, taxes and expenses of administration have been paid.

Therefore, the Court **DECREES** that the remaining property be distributed as follows:

to FABRICE KHULLAR:

1/3 (one-third) interest of 72.9 acres conveyed to Prem Khullar by Quitclaim Deed of Prem Khullar and Harsh Khullar dated June 11, 1986 and recorded in the Enosburgh Land Records in Book 62, Page 583; and

1/3 (one-third) interest of 12.5 acres conveyed to Prem Khullar by Warranty Deed of Peter D. Watson dated July 19, 1982 and recorded in the Montgomery Land Records in Book 36, Page 229.

MONTGOMERY TOWN CLERK OFFICE
RECEIVED FOR RECORD/DISCHARGE
 Nov 18 A.D. 2017 at 1 o'clock 25 min. P M
 Recorded in Vol. 98 Page(s) 629
 of Montgomery Land Records
 Attest Jennifer M. Rodol ^{Asst} Clerk

TO HAVE AND TO HOLD the same to him/her/them and his/her/their heirs, successors and assigns forever.

The Fiduciary is ordered to pay over and deliver the property according to this decree.

Dated:
September 6, 2018

Signed [Signature]
Probate Judge