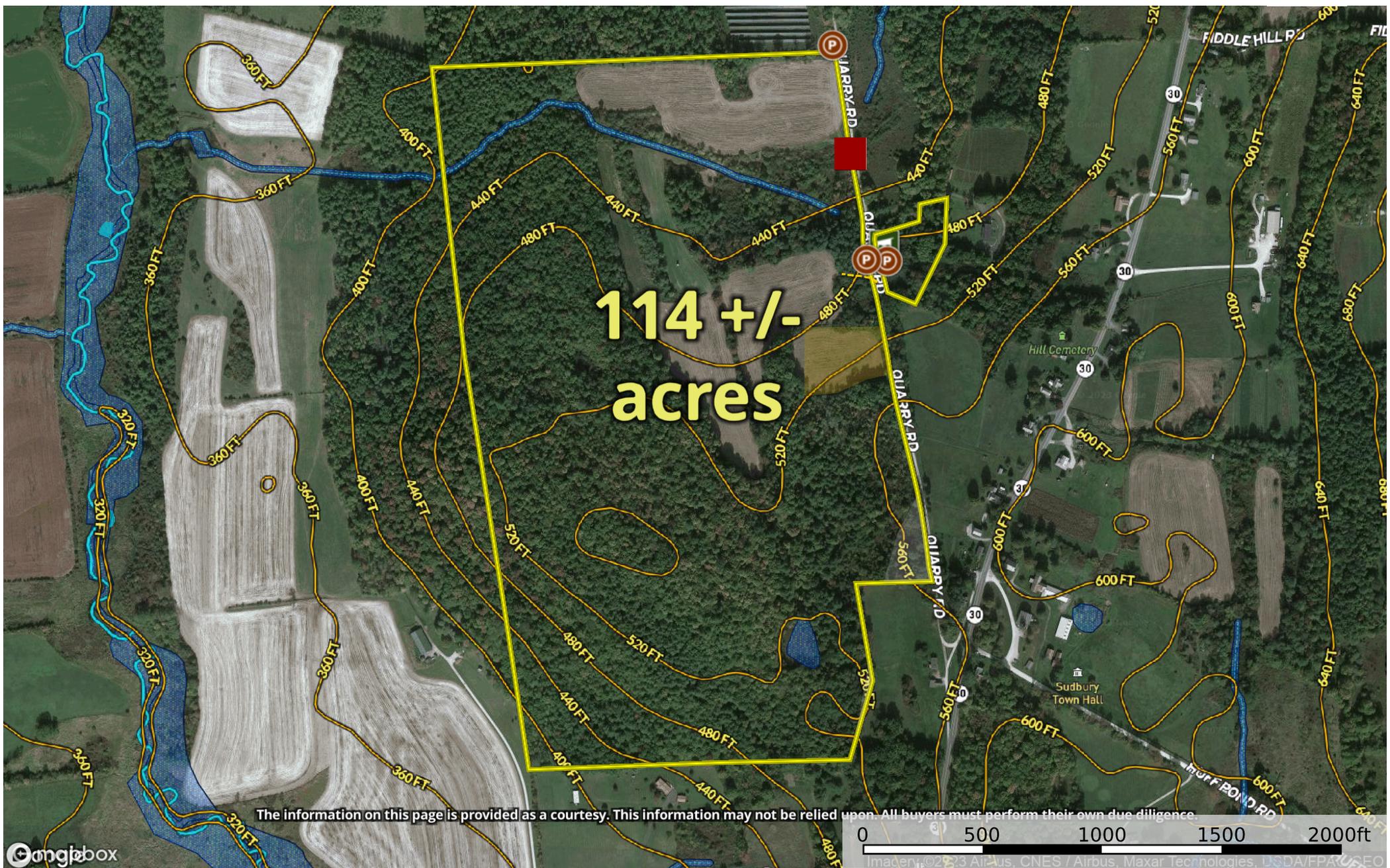


Sudbury 114 ac - Quarry Road

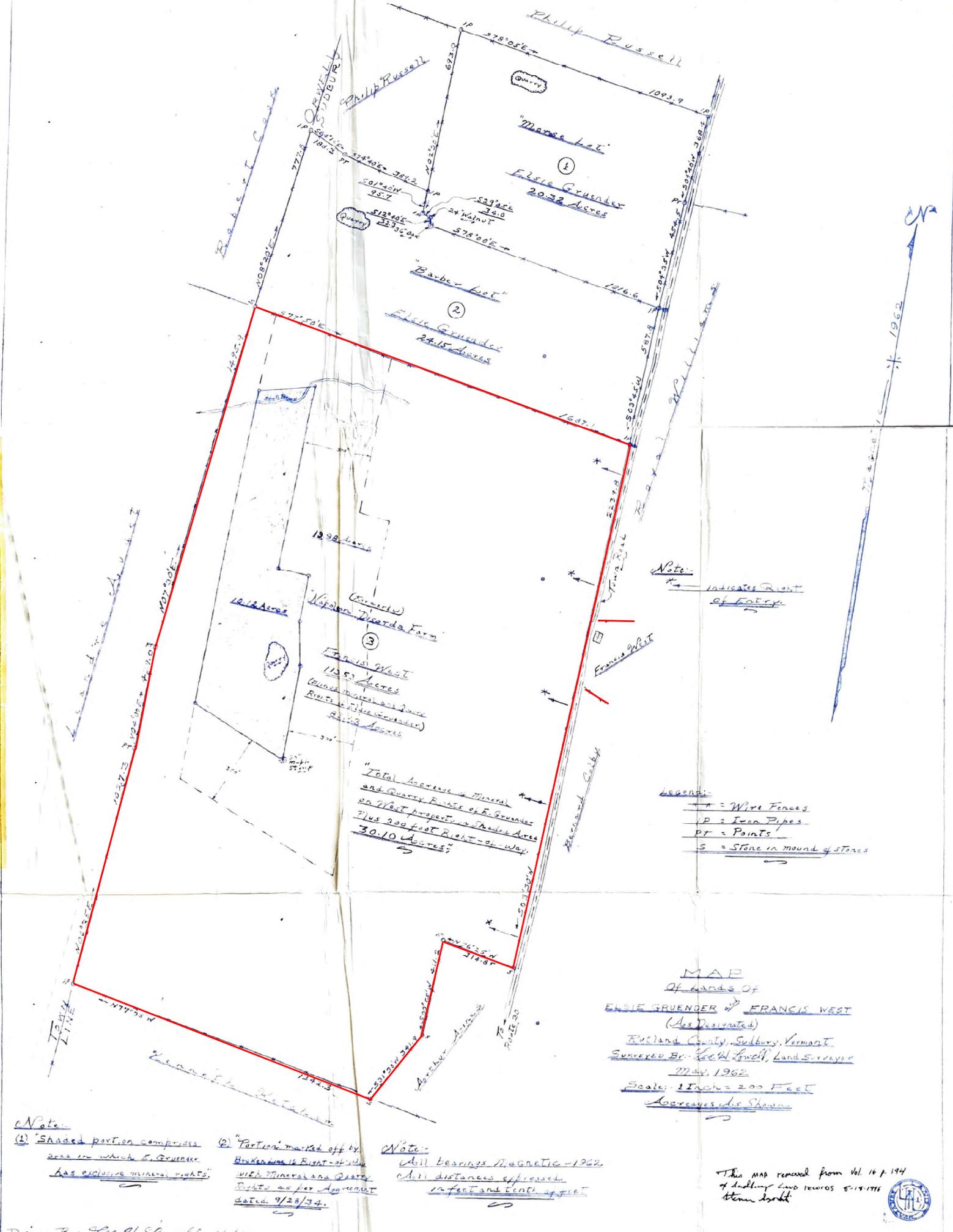
Rutland County, Vermont, 114 AC +/-



© 2023 Google

Shed / Shack	Transformer Box	Utility Pole	Road / Trail	Area Excluded from	Village Residential	Boundary	Boundary 1	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.



Note:
 * Indicates Right of Entry

Legend:
 * = Wire Fences
 D = Iron Pipes
 PT = Points
 S = Stone in mound of Stones

"Total Area... of Mineral and Quarry Rights of E. Gruender on West property... Plus 300 foot Right-of-Way... 30.10 Acres"

MAP
 of lands of
ELSIE GRUENDER & FRANCIS WEST
 (As Designated)
 Rutland County, Sulbury, Vermont.
 Surveyed by: Lee H. Lowell, Land Surveyor
 27th, 1962
 Scale: 1 Inch = 200 Feet
 Acres as Shown

Note:
 (1) Shaded portion comprises area in which E. Gruender has exclusive mineral rights.

(2) Portion marked off by Broken Line is Right of Way with Mineral and Quarry Rights as per Agreement dated 9/28/34.

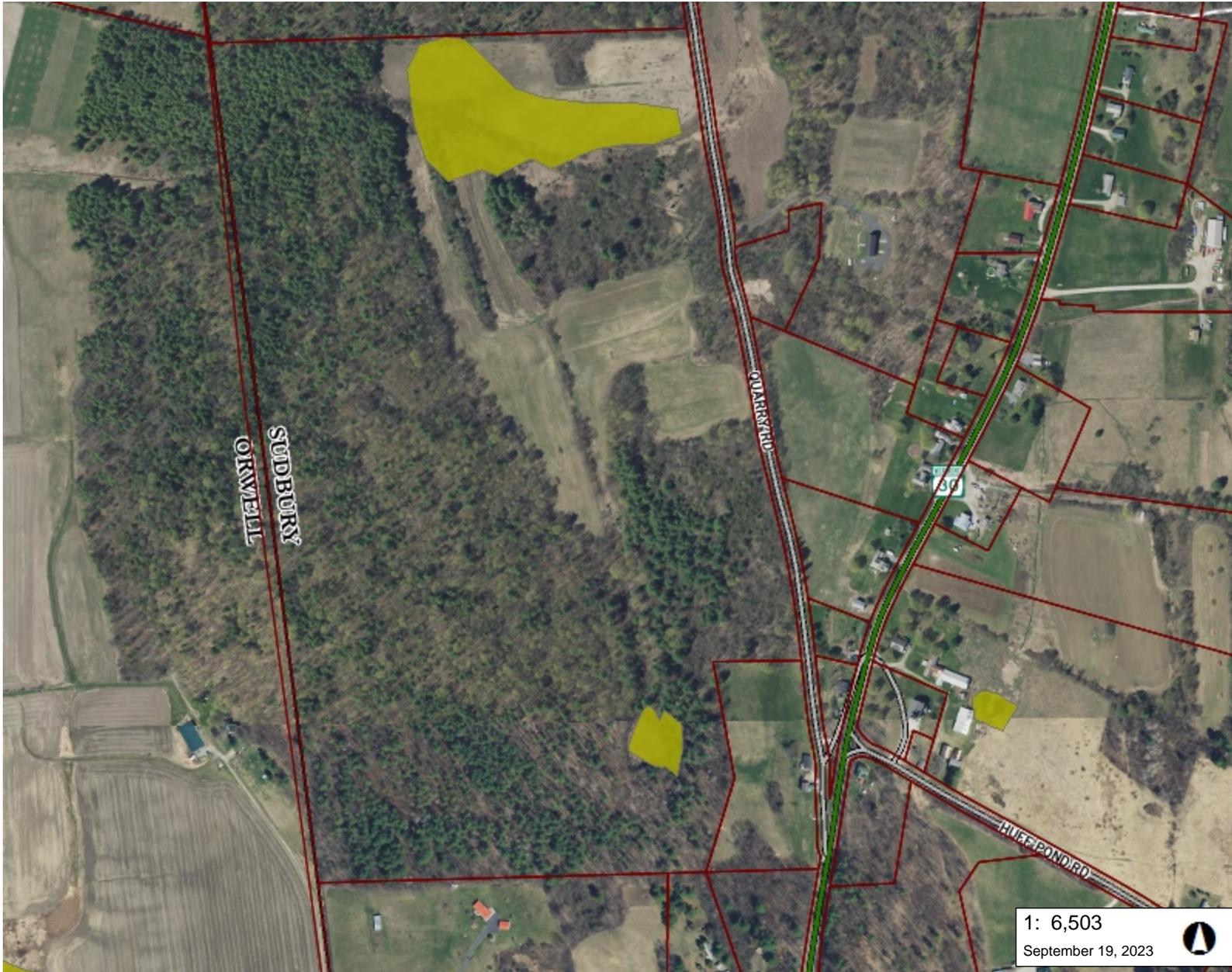
Note:
 All bearings Magnetic - 1962
 All distances expressed in feet and cent. approx.

This map removed from Vol. 16 p. 194 of Surveying Law Records 5-18-1966
 Stone Booklet



Drawn by: Lee H. Lowell - 6/1/62

2142



LEGEND

Wetland - VSWI

- Class 1 Wetland
- Class 2 Wetland
- Wetland Buffer

Parcels (standardized)

Roads

- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads
- Town Boundary

1: 6,503

September 19, 2023



NOTES

Map created using ANR's Natural Resources Atlas

330.0 0 165.00 330.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 542 Ft. 1cm = 65 Meters
 © Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

Sudbury, VT. Town Clerk's Office
Received for Record
MAY 25 A. D. 2011
at 7 o'clock 00 minutes P. M. and
recorded in Book 50 Page 371 of Land
Records.
Attest: [Signature] Clerk

After Recording Mail To:

Rebecca A. Hajosy
Law Offices of Sharon L. Pope
151 New Park Avenue, Suite 4
Hartford, CT 06106

Mail Subsequent Tax Statements To:

Regina G. Dowling
604 South Street
Suffield, Connecticut 06078

QUITCLAIM DEED
TITLE OF DOCUMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT

[Signature]
Henry L. Grahziani, an unmarried man, surviving spouse of Lorette M. Graziani as per attached certified copy of Certificate of Death, GRANTOR

OF 604 South Street, Suffield, Connecticut, 06078

FOR THE CONSIDERATION of TEN AND NO/100 DOLLARS, (\$10.00), paid to GRANTOR'S full satisfaction by

Regina G. Dowling, Trustee of the Henry Louis Graziani Irrevocable Trust under agreement dated February 28, 2011, GRANTEE

OF 604 South Street, Suffield, Connecticut 06078,

BY THESE PRESENTS does remise, release, and forever quitclaim unto the said GRANTEE and GRANTEE'S heirs and assigns, all right and title in and to a certain piece of land lying and being situated in the County of Rutland and State of Vermont, described as follows, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: vacant land in Sudbury, Vermont
Assessor's Parcel Number: _____

Prior Recorded Doc. Ref.: Deed: Recorded May 27, 1965; BK 16, PG 494-5

SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record

TO HAVE AND TO HOLD the said remised, released, and quitclaimed premises, with the appurtenances thereof, to the said GRANTEE, **Regina G. Dowling, Trustee of the Henry Louis Graziani Irrevocable Trust under agreement dated February 28, 2011**, their heirs and assigns, to their own use and behoof forever;

SO THAT neither the said GRANTOR, nor GRANTOR'S heirs nor any person or persons claiming under or through them, shall at any time hereafter by any way or means, have claim, or demand any right or title to the aforesaid premises or appurtenances or to any part or parcel thereof forever.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS whereof, GRANTOR hereunto sets his/her/their/its hand and seal this 17th day of April, 2011

Henry L. Graziani
Henry L. Graziani

Witnessed By:

Signature: Wendy J. Borawski

Printed Name: Wendy J. Borawski

ACKNOWLEDGEMENT

STATE OF Connecticut
COUNTY OF Hartford ss

ALB On this 18th day of April, 2011, before me personally appeared **Henry L. Graziani**, to me known to be the person who executed the foregoing instrument, and he/she/they thereupon duly acknowledged to me that he/she/they executed the same to be his/her/their free act and deed.

NOTARY STAMP/SEAL

Patrice Freeman
Signature of Acknowledging Officer

Patrice Freeman
Printed Name of Acknowledging Officer
My Commission Expires: _____

PATRICE FREEMAN
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2015

EXHIBIT "A"
LEGAL DESCRIPTION

All and the same lands and premises conveyed to Francis G. West (now deceased) and Ethel E. West by Kenneth B. Ketcham and Ruth Ketcham, husband and wife, of said Sudbury, by their Warranty Deed dated December 17, 1948, recorded in Book 14, Page 227 of Sudbury Land Records, and in said deed described as follows:

"PARCEL 1: Being all and the same lands and premises conveyed by John R. Hoff, Administrator of the estate of John Hoff and Susan M. Hoff to Napoleon Disorda by deed dated January 21, 1909 and recorded in Book 9 Page 372 of the Sudbury Land Records and also the same lands and premises described in a deed from Wilbur J. Hoff to Napoleon Disorda by deed dated January 21, 1909 and recorded in Volume 9 Page 373 of the Sudbury Land Records. Reference is hereby had to the record of said deed for a more particular description of the property conveyed.

"PARCEL 2: Being all and the same lands and premises conveyed by Robert G. Williams and Esther S. Williams to Napoleon Disorda by deed dated October 7, 1916 and recorded in Book 10 Page 14 of the Sudbury Land Records. Reference is hereby had to the record of said deed for a more particular description of the property conveyed.

"Part of the land in Parcel No. 1 hereinabove described is subject nevertheless to a certain Agreement dated September 28, 1934 between Napoleon Disorda and George Raptis said Agreement is recorded in Volume 11 Page 462 of the Sudbury Land Records, and reference is hereby had to said records for more particular description of the contents of said Agreement and conveying herein all the rights of the Grantor in and to said Agreement and the right to receive the benefits from said Agreement."

VS-4 REV. 11/89
STATE OF CONNECTICUT
DEPT. OF HEALTH SERVICES

CERTIFICATE OF DEATH

STATE FILE NUMBER

1 DECEASED NAME FIRST: Lorette MIDDLE: Vivian LAST: Graziani 2 SEX: F		3 DATE OF DEATH (Month, Day, Year): 6-25-90	
4 DATE OF BIRTH (Month, Day, Year): May 29, 1923 5 AGE - Last Birthday: 67 6 UNDER 1 YEAR - UNDER 1 DAY: 5 7 RACE - White, Black, American Indian, Other (Specify): White		8 OF HISPANIC ORIGIN? (If yes, specify Cuban, Mexican, Puerto Rican, Other): No	
9 COUNTY OF DEATH: Hartford 10 TOWN OF DEATH: Hartford 11 PLACE OF DEATH (Check One) Hospital: Hartford <input type="checkbox"/> ER/outpatient <input type="checkbox"/> Other: <input type="checkbox"/> Nursing Home <input type="checkbox"/> Residence <input type="checkbox"/> Other: <input type="checkbox"/>		12 D.O.A. <input type="checkbox"/> Inpatient <input checked="" type="checkbox"/>	
13 CITY & STATE OF BIRTH (Country if not U.S.): Biddeford, Maine 14 CITIZEN OF: U.S.A. 15 MARRIED <input checked="" type="checkbox"/> NEVER MARRIED <input type="checkbox"/> WIDOWED <input type="checkbox"/> DIVORCED <input type="checkbox"/> LEGALLY SEPARATED <input type="checkbox"/>		16 LAST SPOUSE (If wife, give maiden name): Henry L. Graziani	
17 SOCIAL SECURITY NUMBER: 045-16-5179A 18 USUAL OCCUPATION (Give kind of work done during most working life, even if retired): Radiologist Technician 19 KIND OF BUSINESS OR INDUSTRY: Dr. Gilbert Hueblen		20 NUMBER AND STREET: 604 South St.	
21 RESIDENCE STATE: Conn. 22 COUNTY: Hartford 23 TOWN: Suffield		24 WAS DECEASED A VETERAN IF YES GIVE WAR BRANCH OF SERVICE: 23 EDUCATION (Specify highest grade completed): Primary/Secondary: 24 College: 25	
26 FATHER - NAME FIRST: Alphonse MIDDLE: Moreau LAST: Delma 27 MOTHER: Delma 28 MAIDEN: Foucher		29 RELATIONSHIP TO DECEASED: Husband	
30 PART I. DEATH WAS CAUSED BY (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b) AND (c)) IMMEDIATE CAUSE: Lung Cancer		31 APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH: 2 yrs	
32 CONDITIONS, IF ANY WHICH GAVE RISE TO IMMEDIATE CAUSE (a) DUE TO, OR AS A CONSEQUENCE OF: Lung Cancer		33 STATING THE UNDERLYING CAUSE LAST, (b) DUE TO, OR AS A CONSEQUENCE OF:	
34 PART II. OTHER SIGNIFICANT CONDITIONS, CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE		35 AUTOPSY <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> IF YES, Were findings considered in determining cause of death: 33	
36 NURSE PRONOUNCEMENT TYPE OR PRINT NAME: ROBERT D. SIEGEL, M.D. 37 DEGREE: M.D. 38 SIGNATURE: <i>[Signature]</i> 39 DATE AND TIME PRONOUNCED MONTH: 6 DAY: 25 YEAR: 90 TIME: 6:40 A.M.		40 CERTIFICATION - PHYSICIAN (I attended the deceased from (SEE RELEASE) 6 24 90 AND LAST SAW HIM/HER ALIVE ON 6 24 90 DEATH OCCURRED On the date, and to the best of my knowledge, due to the cause(s) stated: 6:40 A.M.	
41 WAS CASE REFERRED TO MEDICAL EXAMINER? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		42 SURGERY RELEVANT TO CONDITION REPORTED IN ITEM 30 (Name of Operation) (Date Performed) THE DECEDENT WAS PRONOUNCED DEAD: Month: 6 Day: 25 Time: 7:40 A.M.	
43 MAILING - CERTIFIER STREET OR R.F.D. NO.: 80 SEYMOUR ST. CITY OR TOWN: HARTFORD STATE: CT ZIP: 06115 44 DATE SIGNED (Month, Day, Year): 6/25/90		45 CERTIFIER - NAME (Type or Print): ROBERT D. SIEGEL, M.D. 46 SIGNATURE: <i>[Signature]</i> 47 DEGREE OR TITLE: M.D.	
48 BURIAL, CREMATION, REMOVAL (Specify): Burial 49 CEMETERY OR CREMATORY - NAME: St. Mary's Cemetery 50 LOCATION CITY OR TOWN: Windsor Locks, Conn.		51 DATE (MONTH, DAY, YEAR): June 27, 1990 52 FUNERAL HOME - NAME AND ADDRESS (STREET OR R.F.D. NO., CITY OR TOWN, STATE, ZIP): Windsor Locks Funeral Home - 441 Spring St., Windsor Locks, Ct. 06096	
53 FUNERAL DIRECTOR OR EMBALMER SIGNATURE: <i>[Signature] 54 NAME OF EMBALMER IF BODY WAS EMBALMED: Vincent Govoni 55 LICENSE NUMBER: 2293</i>		56 THIS CERTIFICATE RECEIVED FOR RECORD ON JUN 26 1990 BY <i>[Signature]</i> REGISTRAR	

I certify that this is a true transcript of the information on the Death Record as recorded in this office. Dated at SUFFIELD, CT, MAR 17 2011

ATTEST: *[Signature]*
N.S.T. Registrar of Vital Statistics
Suffield, Connecticut

REGISTERED COPY
Morton L. Sturtevant
ATTEST:

Sale and Agreement of Napoleon Dusorda to George Raptis

Agreement made this 25th day of September, 1934, between Napoleon Dusorda of Sudbury, Vermont; hereinafter called the seller and George Raptis of Ticonderoga, New York; hereinafter called the buyer
WITNESSETH:

The seller represents that is the owner and has a good indefeasible fee, free and clear of all incumbrances, in a certain parcel of land situated in the town of Sudbury, County of Rutland, State of Vermont, and bounded and described as follows: "BEGINNING at a point in the south-easterly corner of said land where stands a maple tree; thence north-westerly 65 degrees for a distance of 25 rods and 21 links thence running north-easterly three and one half degrees for a distance of 78 rods and 16 links and intersecting a brook in its line; thence north-easterly 78 degrees for a distance of 12 rods and 20 links; thence south-westerly three and one half degrees for a distance of 48 rods; thence south-easterly 86 and one half degrees for a distance of 7 rods and 18 links; thence south-westerly three one-half degrees for a distance of 11 rods and 21 links; thence south-easterly eight and one-half degrees for a distance of 11 rods and 5 links; thence south-westerly three and one-half degrees for a distance of 24 rods and 16 links to the point and place of BEGINNING"

A blue-print of the property described as aforesaid is attached hereto, marked "Exhibit. A."

Now Therefore in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration this day in hand paid to the seller by the buyer, the receipt of which is hereby acknowledged and of the promises and covenants hereinafter contained; the parties hereto do covenant and agree as follows:

§ 1.

The seller agrees to and does hereby sell to the buyer all the Limestone, Marble and other Minerals, together with the right of entry and all other rights in and to the lands of the seller described as aforesaid; together with the right and privilege to the buyer, his heirs and/or assigns, to erect and construct a building or buildings which the buyer might deem necessary in connection with his operations on said land.

§ 2.

The buyer agrees to pay the seller therefor the sum of Five Hundred (\$500.00) Dollars in installments as follows: The sum of Two Hundred (\$200.00) Dollars on or before the fourth day of November, 1934, and the sum of Three Hundred (\$300.00) Dollars not later than the sixth month after the first shipment of crushed Limestone or marble by the buyer

§ 3.

The buyer further agrees to pay the seller an amount of Forty (\$40.00) Dollars for every acre of the land so described as aforesaid which is spoiled by the buyer in his endeavor to extract minerals from said lands.

Continued to next Page

166 P.

It is further understood and agreed that upon reasonable notice by the seller, the buyer shall erect at his own expense a fence for the express purpose of protecting the cattle of the seller from injury.

It is further understood and agreed that the buyer shall have the right and privilege to dam in any and all waters flowing on, through or over the lands so described as aforesaid for the purpose of washing the limestone, marble or other minerals extracted from said lands.

The buyer agrees that he will so construct the said dam as not to cause an overflow which will damage the seller's crops or tilling land.

It is further expressly understood and agreed that the buyer shall have the right to cause poles and wires to be erected and other materials used in the installation of electricity on the said lands which the buyer might need in order to procure power for his operations.

The seller expressly agrees that he shall not and will not at any time hereafter directly or indirectly engage in mining within a radius of three miles, nor aid or assist any one else to do so within said limits, nor have any interest directly or indirectly in the business of mining within said limits, nor suffer any lands presently owned by him within a radius of three miles to be sold, leased or otherwise transferred for mining purposes.

Should the buyer purchase any lands or quarries or mine any lands adjacent to any lands presently owned by the seller, the seller expressly covenants and agrees to give to the buyer the right of way not less than three hundred (300) feet in width over or under the properties of the seller and in addition thereto the right of blasting and mining the property of the seller containing said right of way; with the express understanding, however, that the buyer shall pay to the seller the sum of Forty (\$40.00) Dollars for every acre of land in said right of way which is spoiled by the buyer by blasting and mining.

The seller expressly reserves the right to enter upon said lands for the purpose of gathering wood, cutting timber and for the purpose of feeding his cattle.

This agreement shall apply to and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF the said Napoleon Desorda and his wife Della J. Desorda and the said George Rapis have hereunto affixed their hands and seals this 29th day of September 1934.

Signed, sealed and delivered in the presence of: George Rapis (LS), Della J. Desorda (LS), Julia L. Bucklin, Napoleon Desorda (LS)

State of Vermont } ss: Be It Remembered that on the 29th day of
County of Rutland } September 1934 personally appeared before me, a Notary Public in and
for the County of Rutland and State of Vermont and authorized to witness and acknowledge signatures to deeds, etc., Napoleon Desorda, Della J. Desorda, his wife, and George Rapis, the signers and sealers of the afore-written instrument and they duly and severally acknowledged the same to be their free act and deed.

Before me H E Bucklin Notary Public
Received and recorded this 29 day of September AD 1934 at 5 o'clock PM
Attest H E Bucklin Town clerk

166 Page

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