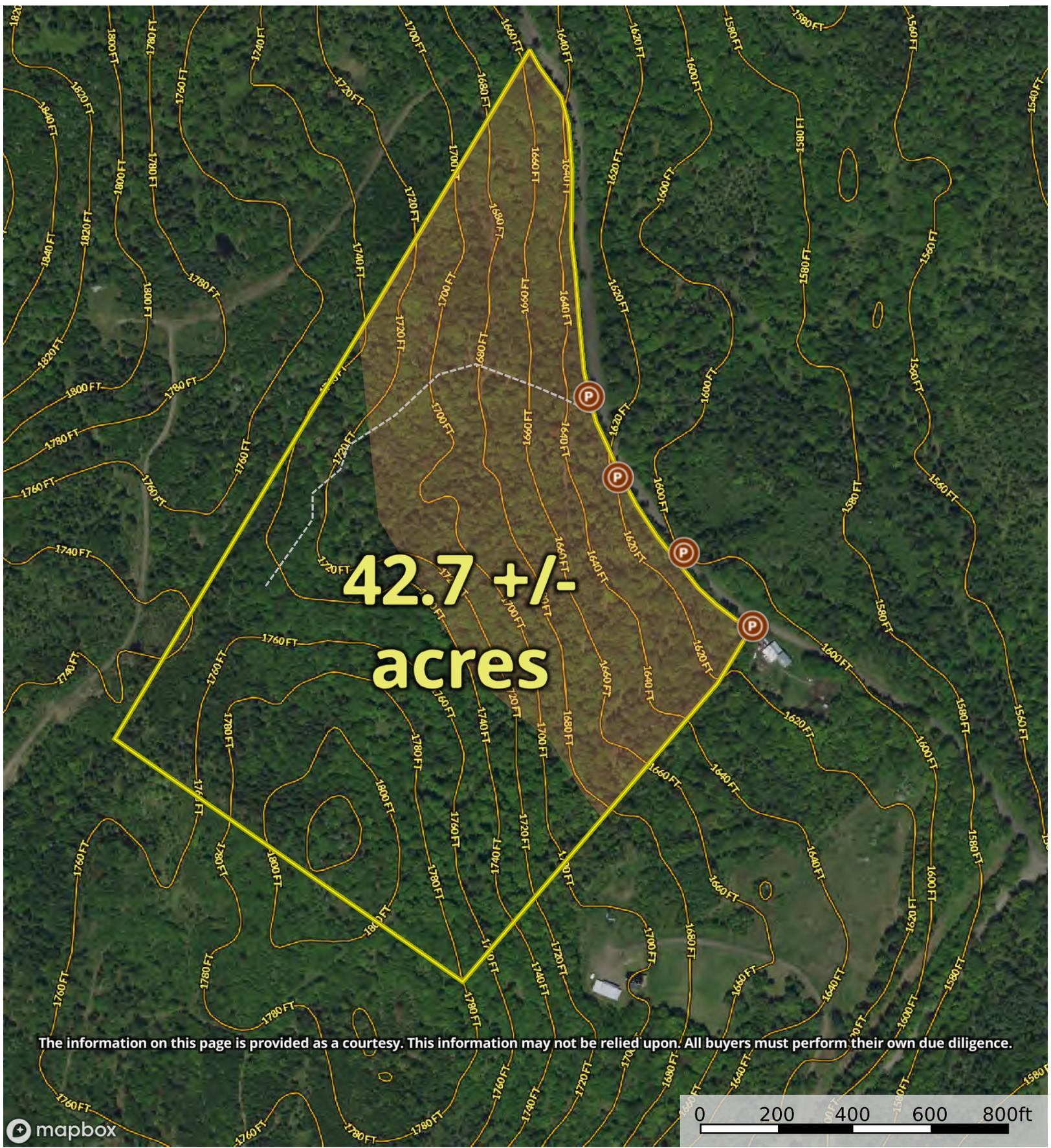
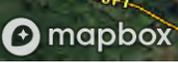


Lemington 42.7 acres - Wallace Road
Essex County, Vermont, 42.7 AC +/-



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.



- Utility Pole
- Trail
- Rural Lands Zoning District
- Boundary
- 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.



LEGEND

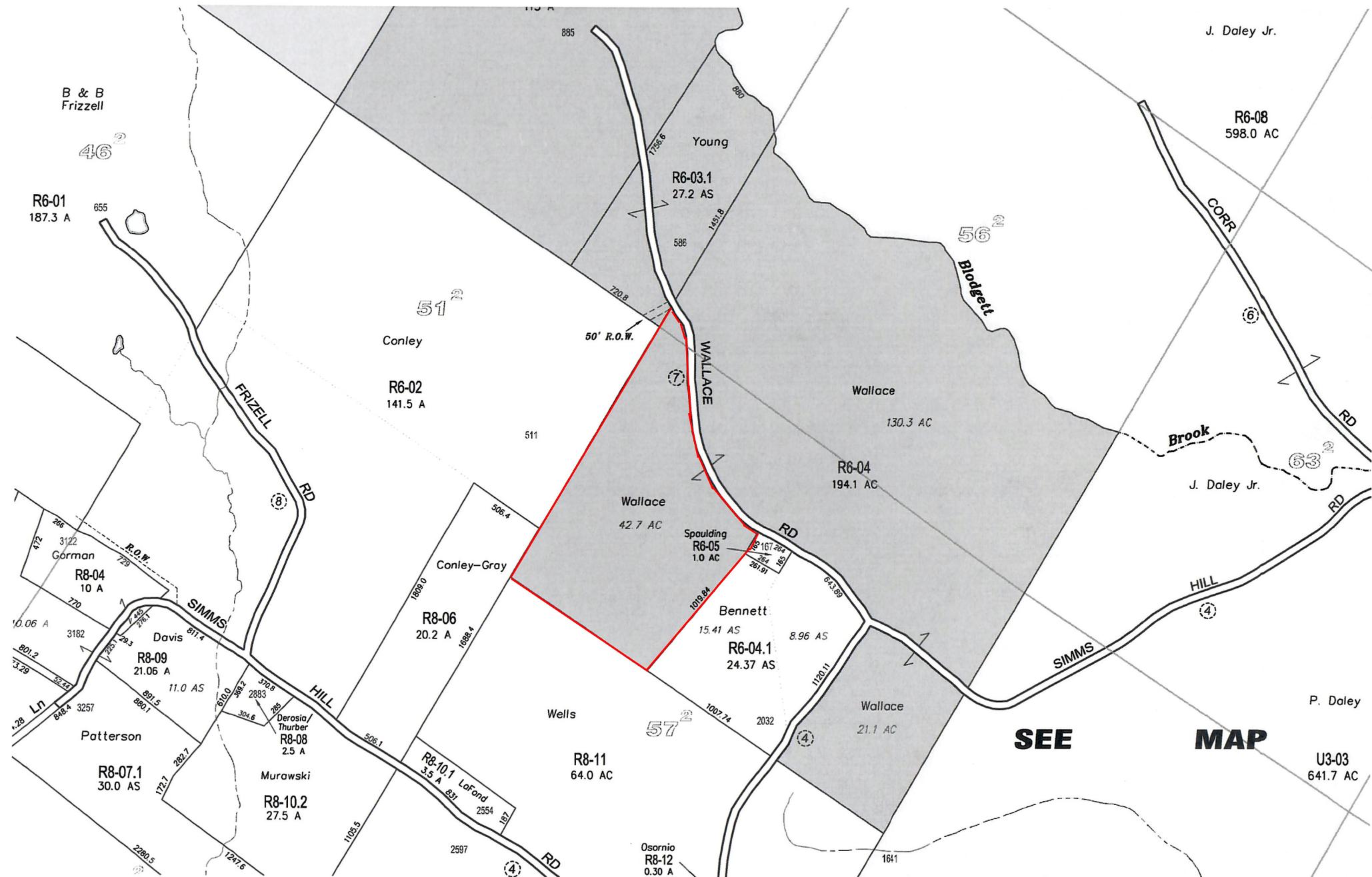
- Wetland
- Wetland Projects
- Wetlands - VSWI**
 - Class 1 Wetland
 - Class 2 Wetland
 - Buffer
- Wetlands - VSWI Advisory Lay
- Vermont Vernal Pool Atlas**
 - Confirmed
 - Potential
 - Probable
- VT List of Priority Rivers and S**
 - Part B (impaired TMDL not requirec
 - Part C (stressed needs more asses
 - Part D (impaired with approved TMI
 - Part E (altered exotic species)
 - Part F (altered flow regulation)
 - Part G (channel alteration)
- VT List of Priority Lakes and P**
 - Part B (impaired TMDL not requirec
 - Part C (stressed needs more asses
 - Part D (impaired with approved TMI
 - Part E (altered exotic species)
 - Part F (altered flow regulation)
- DFIRM Floodways
- Special Flood Hazard Areas (A Counties)**
 - AE (1-percent annual chance flood)
 - A (1-percent annual chance flood)

1: 6,839
December 21, 2023

347.0 0 174.00 347.0 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 570 Ft. 1cm = 68 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.

IMPORTANT!: The Wetlands Viewer is designed to help the public research wetland locations and features. Only a qualified wetland scientist may determine the absence or presence of a wetland and the boundaries. Not all wetlands are mapped. Wetlands not mapped on the Vermont Significant Wetland Inventory may still be considered significant.



21:201

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*

**WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS**

That I, **RUBY J. WALLACE**, of Columbia in the County of Coos and State of New Hampshire, in consideration of One Dollar paid to my full satisfaction by **RUBY J. WALLACE, TRUSTEE OF THE RUBY J. WALLACE REVOCABLE TRUST dated October 20, 2011**, of Columbia in the County of Coos and State of New Hampshire, Grantee, by these presents, do freely *Give, Grant, Sell, Convey and Confirm* unto the said, **RUBY J. WALLACE, TRUSTEE OF THE RUBY J. WALLACE REVOCABLE TRUST dated October 20, 2011**, and her successors and assigns forever, a certain piece of land located in the Town of Lemington, County of Essex and State of Vermont, described as follows, viz:

Being a parcel of land, said to consist of 200.63 acres, more or less, located in the Town of Lemington, County of Essex and State of Vermont, described as follows, viz:

Being all the same lands and premises conveyed in a Quitclaim Deed from Ruby J. Wallace and Robert K. Young, Trustees of the Ruby J. Wallace Revocable Trust dated March 3, 2001, such Quitclaim Deed dated February 7, 2008, and recorded in Book 20, Page 239 of the Town of Lemington Land Records, and more particularly described therein, as follows:

"The Orimel Sims Farm, so-called, excepting about fifty (50) acres on the north side of Blodgett Brook and bounded on the north by said Blodgett Brook; on the east by Peter Daley's land; on the south by land formerly owned by Charles Forristall and on the west by land of George L. Ramsay.

'Meaning and intending herein to convey that property conveyed to me by the Quitclaim Deed of the Heirs of William Wallace, under date of November 15, 1933 and which deed is recorded in the Lemington Land Records, in Book 8, Page 357.'

'EXCEPTED AND RESERVED from the above-noted property are two parcels of land which I, Lew A. Wallace, Sr., conveyed to one Roger Young (approximately six [6] acres); and to one Francis Riley (approximately one [1] acres of land with buildings thereon).' (Further reference may be had to Quitclaim Deeds recorded in said Land Records at Book 16, Page 90, and Book 16, Page 92).

Meaning and intending herein to convey all and the same premises as conveyed to Lew A. Wallace, Jr. by Warranty Deed of Lew A. Wallace, Sr., recorded December 22, 1969, in the Lemington Land Records, October 6, 1970, in Volume 14, Page 94.

~~EXCEPTING AND RESERVING from the above-described premises a parcel of land being Lot 1 consisting of 15.41 acres as deeded to William C. Wallace by Warranty Deed of Lew A. Wallace, Jr., dated May 7, 1991, and recorded in the Lemington Land Records, Book 16, Pages 95-96. This parcel is a portion of the premises as deeded to Lew A. Wallace, Jr. by Lew A. Wallace, Sr., recorded in Lemington Land Records, Book 14, Page 94."~~

Reference is hereby made to the above mentioned deeds and their records, to all prior deeds and the records thereof, and to the Land Records of the Town of Lemington for further and more complete description of the land and premises hereby conveyed.

**HILL & KEENAN,
ATTYS., P.C.**
109 Alder Street
P.O. Box 445
and Pond, VT 05846-0445

*

WARRANTY DEED

Ruby J. Wallace

TO

Ruby J. Wallace, Trustee of the Revocable
Ruby J. Wallace Revocable Trust

October 20, 2011

To have and to hold said granted premises, with all privileges and appurtenances thereof, to the said Grantee, RUBY J. WALLACE, TRUSTEE OF THE RUBY J. WALLACE REVOCABLE TRUST dated October 20, 2011, and to her successor and assigns, to their own use and behoof forever; and I, the said Grantor, RUBY J. WALLACE, for myself and my executors and assigns, do covenant with the said Grantee, RUBY J. WALLACE, TRUSTEE OF THE RUBY J. WALLACE REVOCABLE TRUST dated October 20, 2011, and her successors and assigns, that until the ensembling of these presents I am the sole owner of the premises, and have good right and title to convey the same in the 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 whatever.*

In Witness Whereof, I hereunto set my hand this 20th day of October, A. D. 2011.

Ruby J. Wallace
Ruby J. Wallace

STATE OF NEW HAMPSHIRE
MERRIMACK COUNTY, ss.

October 20, 2011

At Concord in the aforesaid County and State, Ruby J. Wallace personally appeared and she acknowledged this instrument by her subscribed to be her free act and deed.

Before me, Kim H. Sall
Notary Public
My Commission Expires: 3/4/2014



Lemington Vermont Town Clerk's Office
Received for Record
Nov. 2 A.D. 2011 at
2 o'clock and 30 minutes P.M and
Recorded in Book 21 Page 201 of the
Lemington Land Records.
Attest: [Signature]
Lemington Town Clerk

HILL & KEENAN,
ATTYS., P.C.
109 Alder Street
P.O. Box 445
Land Pond, VT 05846-0445