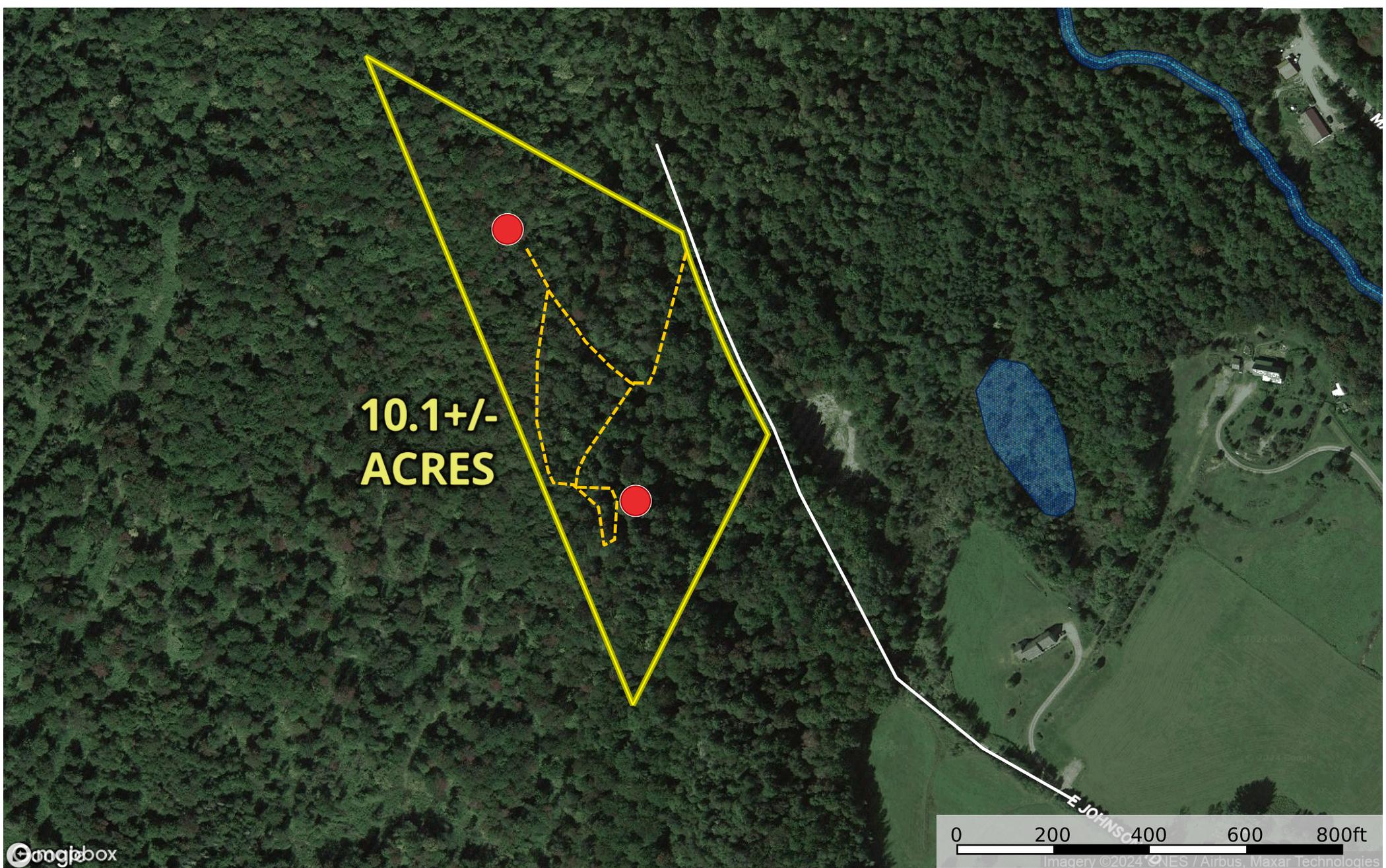


# Johnson 10 acres - E. Johnson Road

Vermont, AC +/-

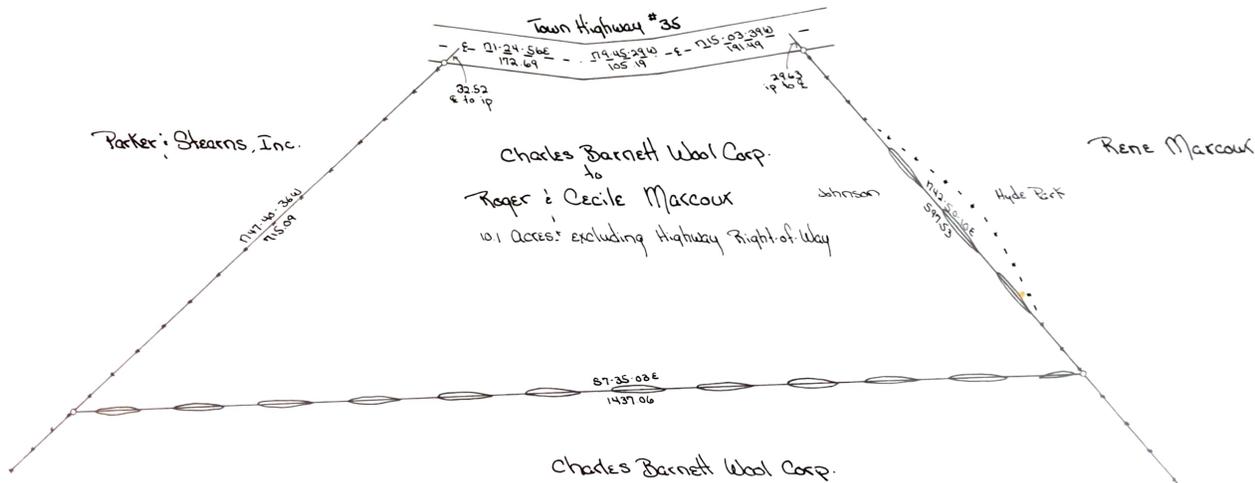


Google

- Potential Cabin Site
- Potential Cabin Site
- Primary Road 1
- Road / Trail
- Boundary 1
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

#93

Approx True North  
Magnetic North 1978



## Legend:

- o = iron pin set
- x x x x = fence
- — — = blazed line
- - - - - = fence - non property line
- - - - - = approx. center line of road

## A Transit &amp; Tape Survey

A portion of:

The Charles Barnett Wool Corp. property  
Johnson, Vermont

Scale: 1" = 100'

I hereby certify that this plat was prepared from a survey based upon field evidence, owners' statements, & reference to the Johnson tax map, Sheet # 14-227, Lot # 1. No further land records research was accomplished. The lot was designed according to the wishes of the Grantor & Grantees.

Q. S. Surveyors, Inc.

William S. Love

07/26/78 10, 1119





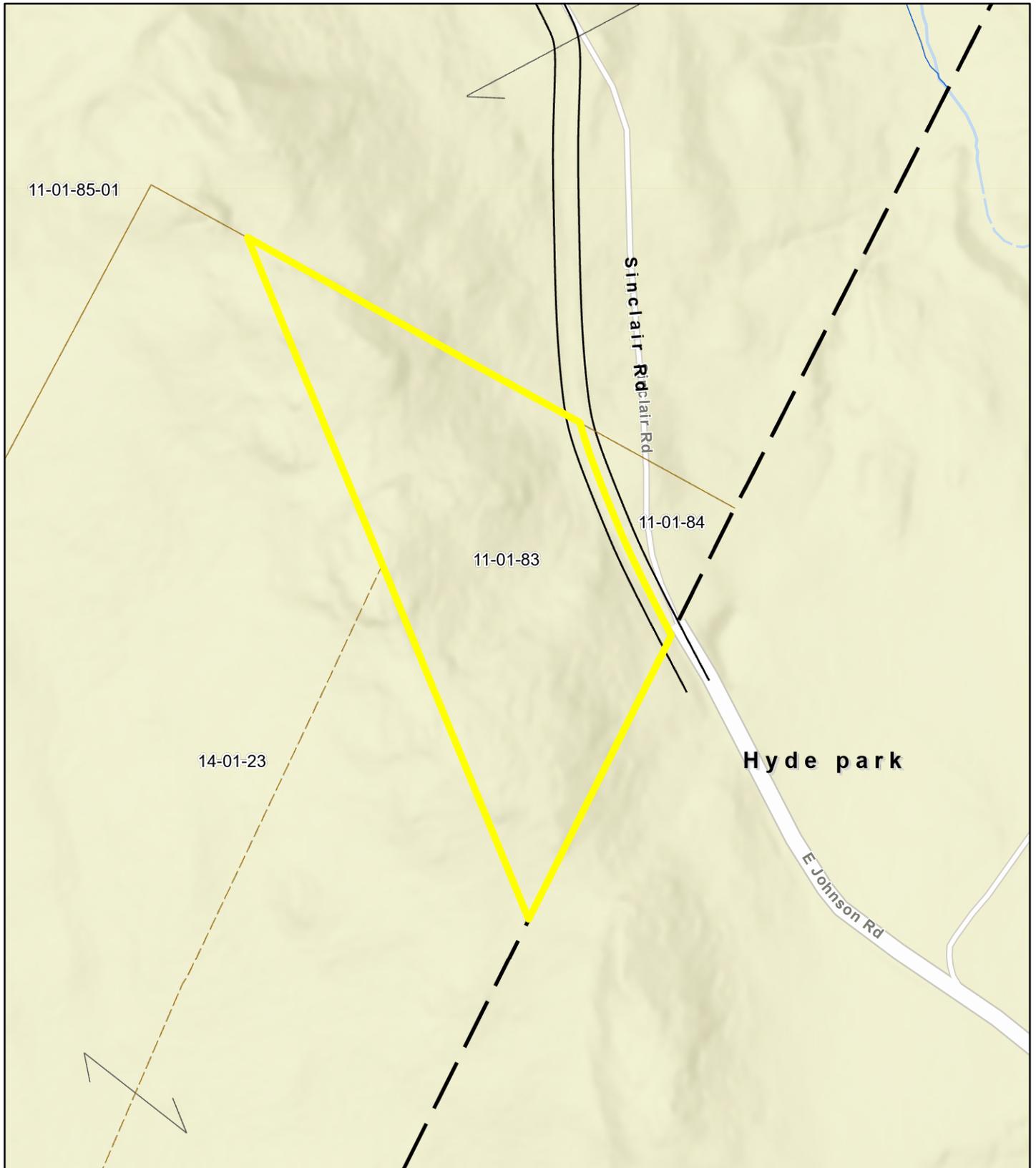
Town of Johnson, VT

1 inch = 269 Feet



www.cai-tech.com

July 16, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

MY COPIES



# VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, CLAUDE R. MARCOUX, of Hyde Park in the County of Lamoille and the State of Vermont, GRANTOR, in the consideration of One Dollar (\$1.00) and other good and valuable consideration paid to my full satisfaction by JEFF SULLENDER, of Essex, in the County of Chittenden and State of Vermont, GRANTEE, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said GRANTEE, JEFF SULLENDER, and his heirs and assigns, a parcel of land located on Sinclair Road in the Town of Johnson, County of Lamoille and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to CLAUDE R. MARCOUX by the Quit Claim Deed of Cecile T. Marcoux dated March 19, 2003 of record in Book 98, Pages 73-74 of the Johnson Land Records and by the Quit Claim Deed of Roger M. Marcoux, Sr. dated January 6, 2005 of record in Book 106, Pages 216-217 of the Johnson Land Records and being further described as being all and the same land and premises conveyed to Roger M. Marcoux, Sr. and Cecile T. Marcoux by the Warranty Deed of Charles Barnett Wool Corporation dated October 30, 1978 of record in Book 46, Pages 197 to 198, Johnson Land Records and more particularly described therein as follows:

"Being a part of the same land and premises as was deeded to Charles Barnett Wool Corporation by the Warranty Deed of Foster-Taber Corporation dated September 29, 1970 and recorded in Book 42, Page 120 of Johnson Land Records, bounded and described s follows:

"Beginning at the center of Town Highway #35 on the common boundary line between the property of the Grantor and the Parker & Stearns, Inc. property; thence N 47° 40' 36" W, a distance of 32.52 feet to an iron pin set at or near the westerly edge of the right of way of Town Highway #36; thence continuing on the same bearing on the common boundary line between the property of the Grantor and the Parker & Stearns, Inc. property marked by a wire fence, a distance of 715.09 feet to an iron pin; thence S 7° 35' 03" E along a blazed line, a distance of 1,437.06 feet to an iron pin in a fence line; thence following the course of the common boundary line between the property of the Grantor and the Rene Marcoux property on an average bearing of N 42° 50' 10" E, a distance of 597.53 feet to an iron pin set at or near the westerly edge of the right of way of Town Highway #35; thence continuing on the same bearing, a distance of 29.63 feet to the center of Town Highway #35 on the following bearings for the following distances: N 15° 03' 39" W, 191.49 feet; N 9° 45' 29" W, 105.19 feet and N 1° 24' 56" E, 172.69 feet to the place of beginning. Being a parcel of land containing 10.1 acres, more or less, exclusive of the highway right of way, without buildings.

"Any property described herein lying within the highway right of way is quitclaimed only.

"Reference is hereby made to the above mentioned deed and its record and to all former deeds and their records for a more complete description of the property conveyed herein. Reference is also made to a survey map entitled 'A Transit & Tape Survey A Portion Of: The Charles Barnett Wool Corp. Property Johnson, Vermont' by G & S Surveyors, Inc. dated October 10, 1978."

→ Slide 55

Reference is made to an Amended Final Order and Decree of Divorce in the Matter of Roger Marcoux, Sr. and Cecile Marcoux, Vermont Family Court docket F118-7-00 Ledmd dated September 14, 2000 of record in Book 98, Pages 71 to 72, Johnson Land Records states, "Plaintiff and defendant are awarded 10.40 (deed says 10.1 acres) acres of open land in Johnson, VT as tenants in common."



Reference is made to the above noted deeds, survey documents and their records and to all former deeds and their records for a more particular description of the land and premises being described herein.

Claude Marcoux and Claude R. Marcoux are one and the same person.

This conveyance is made subject to and with the benefit of any utility easements, spring rights, 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 24, Vermont Statutes Annotated

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, JEFF SULLENDER, and his heirs and assigns, to their own use and behoof forever.

And I, the said GRANTOR, CLAUDE R. MARCOUX, for myself and my heirs, executors and administrators, do covenant with the said GRANTEE, JEFF SULLENDER, and his heirs 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 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, except as aforesaid.

WHEREOF, I hereunto set my hand and seal this 6<sup>th</sup> day of August, 2021.

Claude R. Marcoux L.S.  
CLAUDE R. MARCOUX

STATE OF VERMONT  
COUNTY OF LAMOILLE, SS.

At Morristown, in said County and State, this 6<sup>th</sup> day of August, 2021, CLAUDE R. MARCOUX personally appeared and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me: [Signature]  
Notary Public

Graham Hayes Govoni, Esq.  
Notary Public, State of Vermont  
Commission No.: 0002886  
Commission Expires: 01/31/2023

RECEIVED FOR RECORD  
Sep 23 2021 02:30:00P  
ROSEMARY AUDIBERT  
TOWN CLERK  
JOHNSON, VT