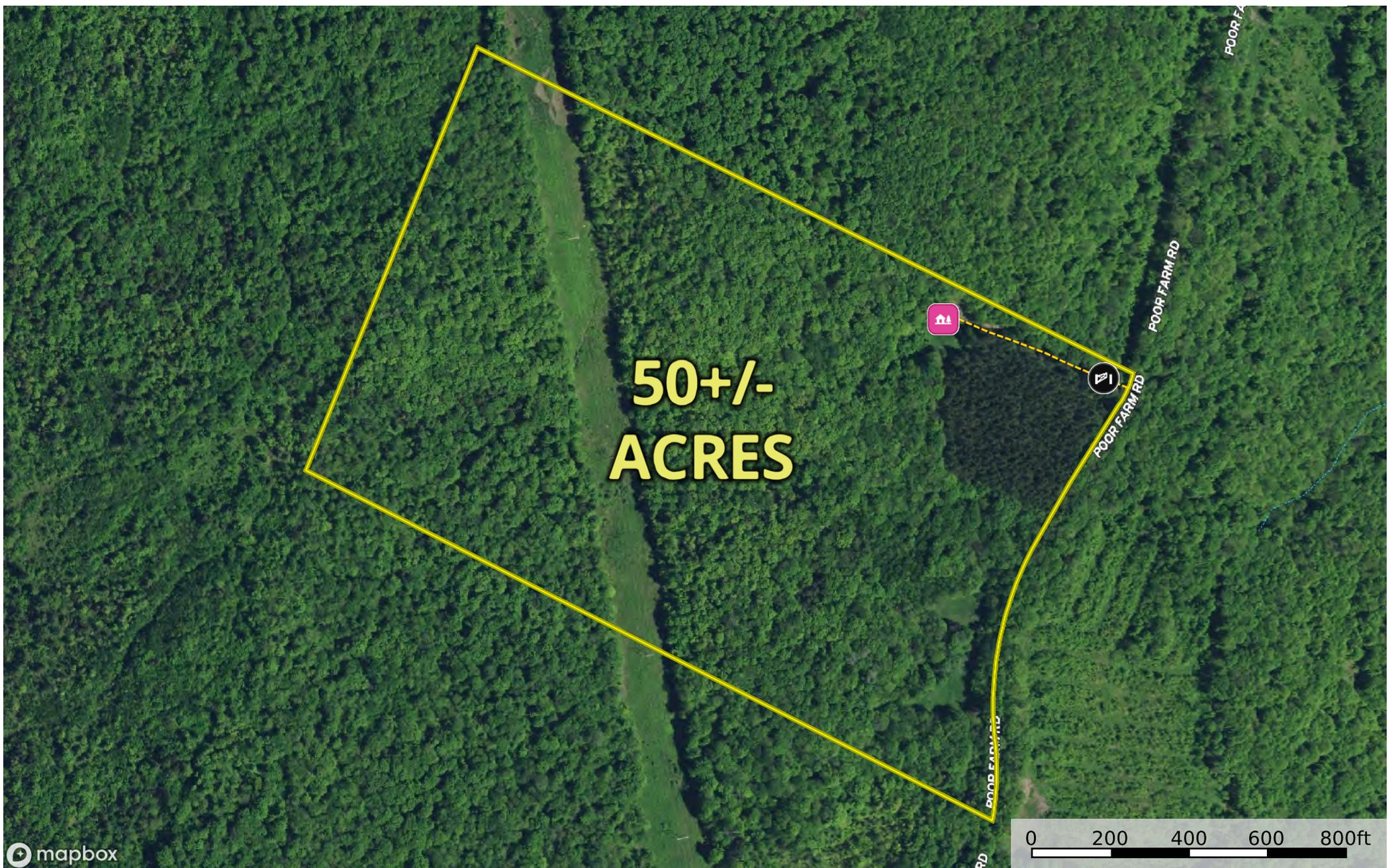


Washington 50 acres - Poor Farm Road

Vermont, AC +/-



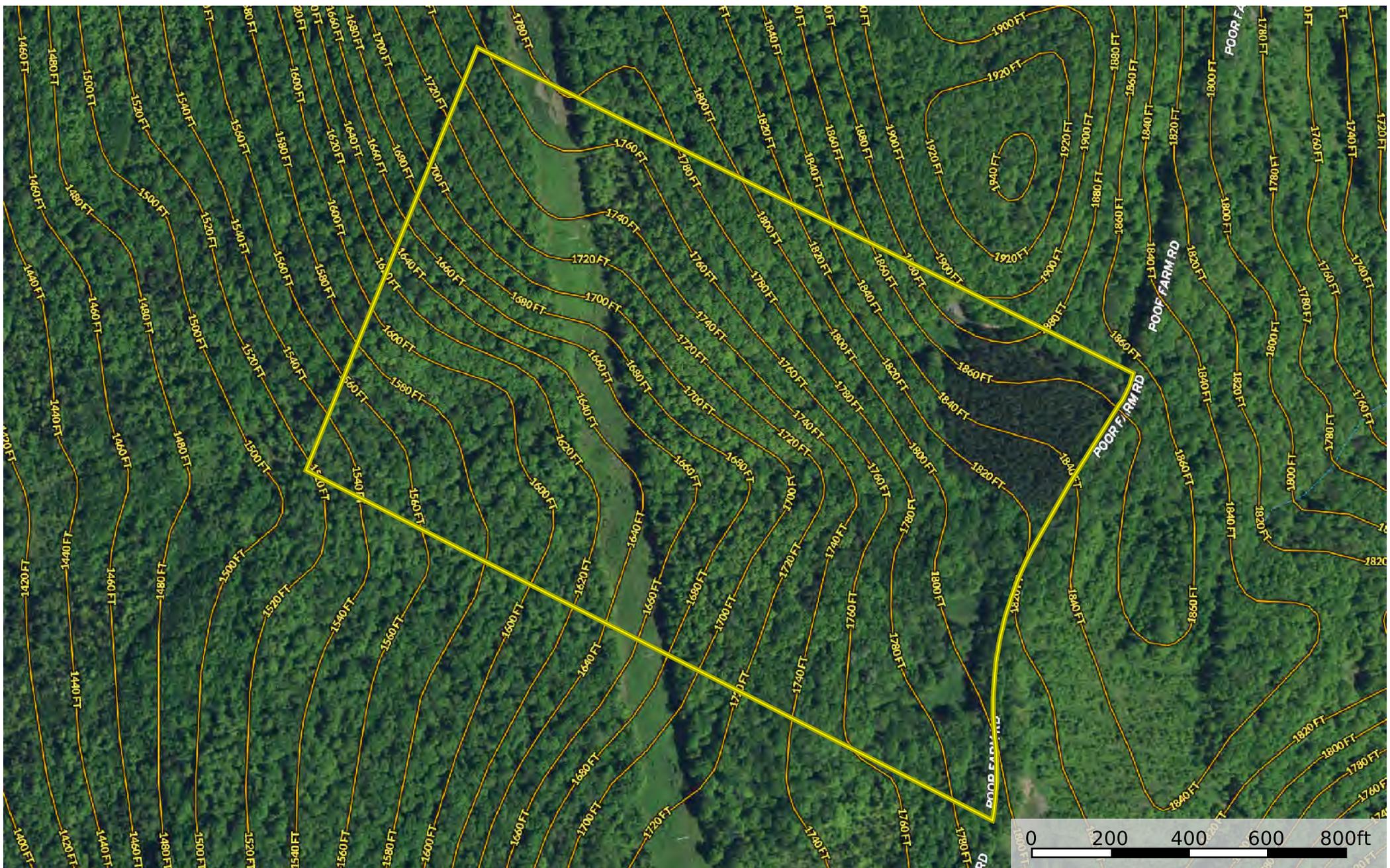
mapbox

Gate Cabin Gated Access Trail Property 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.

Washington 50 acres - Poor Farm Road

Vermont, AC +/-



-  Property 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.

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VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that We, Dexter K. Buell and Meighan F. Gale, both of Brooklyn, County of Kings and State of New York, GRANTORS,

IN CONSIDERATION of good and valuable consideration paid to our full satisfaction by John F. Esposito, of Hanover, County of Plymouth and Commonwealth of Massachusetts, GRANTEE, by these presents, do freely,

GIVE, GRANT, SELL, CONVEY, and CONFIRM unto the said GRANTEE, John F. Esposito, thus to him and to his heirs and assigns forever, a certain piece of land in the Town of Washington, County of Orange and State of Vermont, described as follows, viz:

Being a parcel of land said to contain 50.0 acres, together with camp and any improvements thereon standing, identified by Washington Parcel ID No. 006022.000 and State of Vermont SPAN NO. 693-220-10724 and being all and the same lands and premises as conveyed to Dexter K. Buell and Meighan F. Gale by warranty deed of Donald E. Gainey and Linda Hallinger dated May 25, 2007 and recorded at Book 63, Page 345 of the Washington Land Records, and described therein as follows:

“Being a parcel of 50 acres, more or less, with unfinished building thereon, known as English School Lot, on the Poor Farm Road, formerly Town Highway No. 28, and being all and the same lands and premises conveyed to Donald E. Gainey and Linda Hallinger by deed of William B. Field dated August 19, 1977 and recorded at Book 35, Page 92 of the land records of the Town of Washington, hereinafter referred to as the land records.

Reference is made to the following deeds: Richard Arkway to Donald E. Gainey, Betty Herr Hallinger, and Linda Hallinger dated March 22, 1976 and recorded in Book 34, Pages 170-171 of the land records, and Donald E. Gainey, Betty Herr Hallinger and Linda Hallinger to William B. Field dated August 19, 1977 and recorded in Book 35, Page 111-112 of the land records. The property is more particularly described as follows:

Beginning at a point marked by an iron pin in the westerly line of Poor Farm Road, which point is the most easterly corner of the parcel herein described and is at a corner of land now or formerly of one Milne; Thence N. 53° 3' 40" W., a distance of 1,839.5 feet, more or less, along a fence line and said land now or formerly of Milne to a point marked by an iron pin; Thence S. 33° 49' 45" W., a distance of 1,275 feet, more or less, along a fence line and land now or formerly of Ward Lumber Company to a point marked by an iron pin; Thence in a southeasterly direction in a line more or less parallel to the first described course, a distance of 1,925 feet, more or less, to a point marked by an iron pin in the westerly line of the highway; Thence in a general northerly direction along the westerly side line of the highway a distance of 1,200 feet, more or less, to the iron pin at the point of beginning.

The parcel herein described is all of the English School lease land which was a part of original Lot #10 in the Town of Washington.

PAGE 1 of 2

Tallman Law Associates, PC

PO Box 442, 26 N. Main St., Randolph, VT 05060, 338 River Street, #6, Montpelier, VT

TEL: (802) 728-9103, (802) 461-4444, (877) 392-5529, FAX: (802) 264-8502

EMAIL: TallmanLaw@gmail.com

Subject to easements and rights of way, if any.”

This conveyance is made subject to and with the benefit of any utility easements, public rights-of-way, spring rights, easements for ingress and egress, and rights incidental to each of the same as may appear more particularly of record; provided, however, that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated. If the parcel is lease land, it is conveyed as such. Reference is hereby made to the aforesaid deeds and records, the deeds and records referred to herein and the municipal land records in aid of this description.

This document is executed by Gerald F. Tallman for Dexter K. Buell and Meighan F. Gale under authority of the Powers of Attorney dated April 29, 2014 and to be recorded herewith in the Town of Washington Land Records. By execution of this document, the attorney-in-fact, Gerald F. Tallman, hereby certifies that at the time of execution of this document pursuant to the power of attorney, he has no actual knowledge of the revocation of the Power of Attorney or termination thereof by death, disability or incompetence.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, John F. Esposito, thus to him and to his heirs and assigns, to their own use and behoof forever, and We the said GRANTORS, Dexter K. Buell and Meighan F. Gale, for ourselves and our heirs, executors and administrators, do

COVENANT with the said GRANTEE, John F. Esposito, thus to him and to his heirs and assigns, that until the ensealing of these presents We are the sole owners 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; otherwise We hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever.

We hereunto set our hands and seals this 7th day of May 2014.

Dexter K. Buell
By: Gerald F. Tallman, Attorney-in-fact
Dexter K. Buell
By: Gerald F. Tallman, Attorney-in-fact

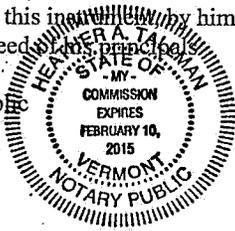
Meighan F. Gale
By: Gerald F. Tallman, Attorney-in-fact
Meighan F. Gale
By: Gerald F. Tallman, Attorney-in-fact

COUNTY OF ORANGE, SS
STATE OF VERMONT

At Randolph, this 7th day of May 2014, Gerald F. Tallman, Attorney-in-fact for Dexter K. Buell and Meighan F. Gale personally appeared, and he acknowledged this instrument by him sealed and subscribed, to be his free act and deed and the free act and deed of his principal.

Before me: *Gerald F. Tallman*, Notary Public

My Commission Expires: February 20, 2015.



PAGE 2 of 2
Tallman Law Associates, PC
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EMAIL: TallmanLaw@Gmail.com

Washington Town Clerk's Office
May 14 2014
Received for Record
at 11 o'clock 05 Min A.M.
and recorded-Book 73 Page 440
of Land Records.
441

VERMONT PROPERTY TRANSFER
32 V.S.A. CHAP. 231
- ACKNOWLEDGEMENT -
RETURN RECEIVED.
RETURN NO. 2014-15