

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT James H. Lawrence of Burlington, County of Chittenden, and Carol L. Lawrence of Randolph Center, County of Orange and State of Vermont, GRANTORS, in consideration of One Dollar and Other Valuable Consideration paid to their full satisfaction by Carol L. Lawrence, of Randolph Center, County of Orange and State of Vermont, Grantee, have REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said Carol L. Lawrence, her heirs and assigns, all right and title which we, James H. Lawrence and Carol L. Lawrence or our heirs have in, and to a certain piece of land in Duxbury, in the county of Washington, and State of Vermont, described as follows:

Being all and the same land and premises conveyed to James H. Lawrence and Carol L. Lawrence, husband and wife, by warranty deed of Freyja S. Fischer dated August 17, 1987 and recorded at Book 63, Page 270-272 of the Duxbury Land Records.

Being a 12.18 acre lot without buildings located easterly of Town Highway #14 in the southwest corner of lands owned by Freyja S. Fisher.

Reference is made to a plan entitled "A Transit and Tape Survey Quirion & Jones to Harry S. Fischer" prepared by G & S Surveyors, Inc. dated September 29, 1977.

Said land is subject to rights of way, easements and reservations of record. Reference to the prior deeds and records can be made for a more particular description of the herein conveyed land.

Said quit claim is being executed in accordance with a divorce action entitled Carol L. Lawrence v. James H. Lawrence, Orange Superior Court, Docket No. 55-88 OeF. currently pending.

TO HAVE AND TO HOLD all right and title in and to said
quitclaimed premises, with the appurtenances thereof, to the
said Carol L. Lawrence, her heirs and assigns forever.

AND FURTHERMORE, we, the said James H. Lawrence and
Carol L. Lawrence do for ourselves and our heirs, executors
and administrators, covenant with the said Carol L.
Lawrence, her heirs and assigns, that from and after the
ensealing of these presents the said James H. Lawrence and
Carol L. Lawrence will have and claim no right, in, or to
the said quit-claimed premises.

IN WITNESS WHEREOF, we hereunto set our hand and seal this
10th day of June, A.D. 1988.

IN PRESENCE OF:

Susan M. Bellwood

James H. Lawrence
James H. Lawrence

As to both

Maime O. Chamberlin
As to both

Carol L. Lawrence
Carol L. Lawrence

STATE OF VERMONT
WASHINGTON COUNTY, SS.

At Barre, Vermont this 10th day of June, 1988 James H.
Lawrence and Carol L. Lawrence personally appeared, and
they acknowledged this instrument, by them sealed and
subscribed, to be their free act and deed.

Before me *Susan M. Chamberlin*
Notary Public

RECEIVED & RECORDED

On June 14, 1988

At 12:15 P.M.

Book 64 Page 134-135

Duxbury Land Records

John M. Berno
TOWN CLERK DUXBURY, VT

Vermont Property Transfer Tax
32 V.S.A. Chap. 231

-ACKNOWLEDGMENT-

Return Rec'd.--Tax Paid--Board of Health Cert. Rec'd.--
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. A892025

Signed *John M. Berno* Clerk

Date June 14, 1988

FREYJA S. FISCHER to JAMES H. & CAROL L. LAWRENCEWARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS THAT I, Freyja S. Fischer of Province of Quebec and Dominion of Canada, Grantor, in consideration of Ten and more Dollars paid to my full satisfaction by James H. Lawrence and Carol L. Lawrence of Waterbury, County of Washington and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, James H. Lawrence and Carol L. Lawrence, husband and wife as tenants by the entirety, their heirs and assigns forever, a certain piece of land in Duxbury, Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Harry S. Fischer (now deceased) and Freyja S. Fischer, husband and wife as tenants by the entirety by warranty deed of Emilien Quirion and Elery Jones dated August 9, 1978 of record at Book 52, Page 285 of the Duxbury Land Records.

Being further described as being a part of the same land and premises conveyed to Emilien Quirion and Elery Jones by deed of Healy May dated May 18, 1977 and recorded in the Duxbury Land Records Book 52, Page 21; being more particularly described as follows:

Beginning at an iron pin set near the approximate easterly limited of Town Highway #14 on a fence, said fence being the southern boundary of lands owned by the Grantors, thence N 34° 48' E 312.45 feet along the fence line to an iron pin; thence N 35° 05' E 144.34 feet along the fence to an iron pin; thence N 35° 29' E 135.01 feet along the fence to an iron pin; thence N 54° 40' W 115.32 feet along a blazed line to an iron pin set on the southerly limits of Access Road #1, a 50 foot wide right of way in common; thence continuing N 54° 40' W 28.31 feet to the center line of Access Road #1; thence N 45° 45' E 61.23 feet along the center line of Access Road #1, to a point; thence N 11° 38' E 199.26 feet along the center line of Access Road #1 to a point; thence N 0° 52' E 252.21 feet along the center line of Access Road #1 to a point; thence N 10° 59' W 181.55 feet along the center line of Access Road #1 to a point; thence N 25° 00' W 121.31 feet along the center line of Access Road #1 to a point; thence S 65° 00' W 25.00 feet to an iron pin set on the westerly limits of Access Road #1; thence S 37° 50' W 1017.70 feet along a cut blazed line to an iron pin; thence continuing S 37° 50' W 25.00 feet to the approximate center line of Town Highway #14; thence S 50° 08' E 159.60 feet along the approximate center line of Town Highway #14 to a point; thence S 25° 16' E 114.57 feet along the approximate center line of Town Highway #14 to the intersection of center line of T.H. #14 and Access Road #1; thence S 21° 41' E 90.06 feet along the approximate center line of Town Highway #14 to a point; thence S 29° 13' E 130.69 feet along the approximate center line of Town Highway #14 to a point; thence S 56° 47' E 73.80 feet along the approximate line of Town Highway #14 to a point; thence S 34° 13' E 55.99 feet along the approximate center line of Town Highway #14 to a point; thence S 53° 27' E 74.84 feet along the approximate center line of Town Highway #14 to a point; thence N 34° 48' E 28.07 feet to the point of beginning.

Being a 12.18 acre lot without buildings located easterly of Town Highway #14 in the southwest corner of lands owned by the Grantors.

Meaning to quitclaim only that land within the above described bounds lying within the highway limits of Town Highway #14.

Reference is made to a plan entitled "A Transit and Tape Survey Quirion & Jones to Harry S. Fischer" prepared by G & S Surveyors, Inc. dated September 29, 1977.

(continued thru page 272)

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Grantors reserve herefrom a right of way fifty feet in width to be used in common by the Grantors, the Grantees and their respective heirs and assigns for purposes of a roadway the center line of which is described as follows:

Beginning at a point in the center line of Town Highway #14, approximately 425.38 feet from the southeasterly corner of the herein conveyed property; thence N 55° 36' E 171.82 feet to a point; thence N 35° 43' E 199.31 feet to a point; thence S 87° 29' E 162.16 feet to a point; thence N 81° 48' E 69.52 feet to a point; thence N 45° 45' E 61.23 feet to a point; thence N 11° 38' E 199.26 feet to a point; thence N 0° 52' E 252.21 feet to a point; thence N 10° 59' W 181.55 feet to a point; thence N 25° 00' W 121.31 feet to a point; which point is located at the most northerly corner of the herein conveyed property. Reference is made to the aforementioned plan by G & S Surveyors as a further aid in this description.

Also conveyed is a right of way and easement to be exercised and used over the first above-entitled road, now or formerly designated as Town Highway #14. Said right of way and easement shall be for use in common with Grantors, their heirs, administrators and assigns and others to whom the Grantors and their successors in title may hereafter convey similar rights; the Grantors herein reserving for themselves and their successors in title the right to create and convey further, additional, and different tenancies, uses and rights of way under, on and over the location of the said right of way and easement, so long as such further, additional, and different tenancies, uses and rights of way and easements do not unreasonably interfere with the right of way and easement hereby conveyed; said right of way and easement to be over a strip of land approximately 25 feet wide and along the generally southerly and southwesterly side of the center line of the road, now or formerly designated as Town Highway #14.

There is hereby reserved a right of way in common with the Grantees and others as above over that part of the above described road, now or formerly designated Town Highway #14, which lies within the land and premises hereby conveyed and is over a strip of land approximately 25 feet wide and along the generally northerly and northeasterly side of the center line of the road, now or formerly designated Town Highway #14.

Said easements herein conveyed and reserved shall be used as a means of access to all of the aforesaid lands including remaining lands of the Grantors and for utility line rights of way.

A portion of the herein conveyed property is subject to a reserved right of way, as more particularly described in the deed from Hesly May to Elery Jones and Emilien Quirion dated May 18, 1977 and recorded in Book 52, Page 21 of the Duxbury Land Records.

Harry S. Fischer was deceased at 460 Oakville Place, Duxbury, Mass.
May 14, 1987

Reference is hereby made to the above deeds and their records, to all references therein and to the Duxbury Land Records in aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, James H. Lawrence and Carol L. Lawrence, husband and wife as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and I, the said Grantor, Freyja S. Fischer, for

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myself and my heirs, executors and administrators, do covenant with the said Grantees, James H. Lawrence and Carol L. Lawrence, and their heirs and assigns, that until the enrolling 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 WARRANTY AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 17th day of August, 1987.

In presence of:

Catherine Bernini
Witness

F. S. Fischer
Freyja S. Fischer

Marie-Chaire Bodeaux
Witness

DOMINION OF CANADA
PROVINCE OF QUEBEC

At Dorland-les-Ormeaux this 17th day of August, 1987, Freyja S. Fischer personally appeared and acknowledged this instrument by her sealed and subscribed to be her free act and deed.

Before me Sylvie Leclerc Notary Public

RECEIVED & RECORDED

On Sept. 10, 1987

At 11:20 A. M.

Book 63 Page 270-272

Duxbury Land Records

John M. Beane

TOWN CLERK DUXBURY, VT

Vermont Property Transfer Tax

32 V.S.A. Chap. 231

—ACKNOWLEDGMENT—

Return Rec'd.—Tax Paid—Board of Health Cert. Rec'd.—
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. A683884

Signed John M. Beane Clerk

Date Sept. 10, 1987

Received for recording the instrument of which the foregoing is a true copy.

Attest: John M. Beane
Town Clerk