

**QUITCLAIM DEED**

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THOMAS B. WILLIAMS (formerly sometimes known as Thomas B. Williams, Jr.) and MARY A. WILLIAMS, of Warren, Vermont (the "Grantors"), for ten and more dollars paid to their full satisfaction by THOMAS B. WILLIAMS and MARY A. WILLIAMS, of Warren, Vermont (the "Grantees"), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, have REMISED, RELEASED, and FOREVER QUITCLAIMED, and by these presents do remise, release and forever quitclaim to the Grantees, husband and wife, as tenants by the entirety, all their right, title and interest in and to certain lands and premises located in the Town of Warren, Washington County, Vermont, more particularly described as:

Being all the same lands and premises conveyed to Thomas B. Williams, Jr. and Mary A. Williams by Deed of Thomas B. Williams and Eleanor C. Williams, dated October 1, 1970, and recorded in Book 33 at Pages 366-367 of the Land Records of the Town of Warren; together with

All the same lands and premises conveyed to Thomas B. Williams, Jr. and Mary A. Williams by Deed of Thomas B. Williams and Eleanor C. Williams, dated October 29, 1976, and recorded in Book 44 at Pages 253-254; together with ✓

All and the same lands and premises conveyed to Thomas B. Williams, Jr. and Mary A. Williams by Deed of Thomas B. Williams and Eleanor C. Williams, dated March 3, 1987, and recorded in Book 82 at Pages 128-129; together with

All and the same lands and premises conveyed to Mary A. Williams by Deed of Donald V. Browne, dated May 8, 1979, and recorded in Book 50 at Pages 669-700 of the Land Records of the Town of Warren and thereafter conveyed to Thomas B. Williams and Mary A. Williams by Deed of Mary A. Williams, December 7, 1992, and recorded in Book 99 at Pages 412-413 of the Land Records of the Town of Warren; together with

All and the same lands and premises conveyed to Thomas B. Williams and Mary A. Williams by Deed of Timothy S. Wright and Eleanor W. Wright, dated December 14, 1993, and recorded in Book 103 at Pages 390-391 the Land Records of the Town of Warren; together with

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All and the same lands and premises conveyed to Thomas B. Williams and Mary A. Williams by Deed of Jeffrey M. Resnick, dated November 10, 2006, and recorded in Book 185 at Pages 119-120 of the Land Records of the Town of Warren.

Excepting all and the same lands and premises conveyed to Jeffrey M. Resnick by Deed of Thomas B. Williams and Mary A. Williams, dated November 10, 2006, and recorded in Book 185 at Pages 114-116 of the Land Records of the Town of Warren.

This deed is given to merge the above-referenced parcels into a single lot with a perimeter boundary described as follows (the "Property"):

Beginning at a point in the centerline of Town Highway #12 which point marks the southeasterly corner of the Property and lies northerly along the said centerline 200± feet from its intersection with the dividing line between the original town lots 23 and 25 in the first division;

Thence proceeding N 52° 48' 23" W along the boundary n/f of Resnick 25± feet to an iron rod set by Nicholas Nowlan (IRSN);

Thence proceeding along the said boundary N 52° 48' 23" W 254.23± feet to an IRSN;

Thence proceeding along the said boundary N 52° 48' 23" W 160.18± feet to an IRSN;

Thence proceeding along the said boundary N 15° 10' 40" W 300.84± feet to an IRSN;

Thence proceeding along the said boundary N 52° 39' 32" W 342.16± feet to a bolt found at the intersection with a stone wall;

Thence proceeding along the said boundary and along the said stone wall to an IRSN, the bearing and distance between the said bolt and the said IRSN being N 20° 33' 57" E 299.5± feet;

Thence proceeding along the said boundary and along the said stone wall to an IRSN, the bearing and distance between the said IRSNs being N 19° 38' 6" E 445.12± feet;

Thence proceeding along the said boundary and along the said stone wall to an iron rod found at the intersection of the said stone wall and a wire fence, the bearing and distance between the said IRSN and the said intersection being N 23° 30' 53" E 134.30± feet;

Thence proceeding along the boundary n/f of Haskin and along the said wire fence S 53  $\frac{3}{4}$ ° E 166± feet to an iron rod set;

Thence proceeding along the said boundary and the said wire fence and the stone wall extension of the said wire fence S 53  $\frac{3}{4}$ ° E 822± feet to an iron rod or iron pipe found or set at the intersection of two stone walls;

Thence proceeding along a stone wall which approximately parallels Town Highway #12 and a line extending the said stone wall S 24  $\frac{1}{2}$ ° W 747± feet to an iron rod found;

Thence proceeding approximately parallel to Town Highway #12 S 24° 29' W 51.68± feet to an iron rod found;

Thence proceeding in an easterly direction 16± feet to a point in the centerline of Town Highway #12 which point lies northerly 283± feet along the said centerline from the point of beginning.

Thence proceeding southerly along said centerline 283± feet to the point of beginning.

The above-described Property comprises 21.09± acres.

A perimeter survey of the Property, entitled *Williams Property Warren, VT. – August, 1987* (last revised December, 2006) by Glenn R. Towne, Land Surveyor, is recorded simultaneously herewith.

Reference may be had to the aforementioned deeds and their records and to the Land Records of the Town of Warren for a further and more complete description of the Property and for the terms, conditions and restrictions contained therein.

The within conveyed lands and premises are burdened and benefited by all currently valid and enforceable permits, easements and other restrictions of record; provided that no such easements or restrictions shall be renewed or extended by this paragraph.

TO HAVE AND TO HOLD said quitclaimed Property, with all of the privileges and appurtenances thereof, to the said Grantees, husband and wife, as tenants by the entirety, their heirs, legal representatives and assigns forever. The said Grantors, for themselves and their heirs, legal representatives and assigns, covenant with the said Grantees, their heirs, legal representatives and assigns, that from and after the ensembling

