

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, NANCY RACHAEL HENDERSON, widow, of Addison, County of Addison and State of Vermont, Grantor, in the consideration of TEN OR MORE DOLLARS paid to my full satisfaction by DOUGLAS E. HUTCHINSON and JOANNE LEA HUTCHINSON, husband and wife, of Fairbanks, County of Fairbanks and State of Alaska, Grantees, by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, DOUGLAS E. HUTCHINSON and JOANNE LEA HUTCHINSON, husband and wife, as tenants by the entirety, their heirs and assigns forever, a certain piece of land in Addison, County of Addison and State of Vermont, described as follows, viz:

Being all of Lot #7, containing 154.7 acres, more or less, with dwelling house and improvements thereon, as shown on a Survey Map entitled "Plat of Survey Showing Proposed 7 Lot Subdivision prepared for Edward D. & Nancy B. Henderson, Town of Addison, Vermont," prepared by Harold N. Marsh, Registered Land Surveyor, dated January 22, 1999, revised July 7, 2000, and recorded in Map Volume 5 at Page 17 of the Addison Land Records.. Said lands are more particularly described as follows:

Commencing at a 5/8" rebar set in the limits of the right of way of Town Highway #25, also known as Grandey Road, so-called, said rebar marking the northwesterly corner of the herein conveyed parcel and the southwestery corner of lands of the Grantee herein;

thence S 82° 11' 00" E a distance of 2,171.60 feet, more or less, along lands of the Grantee herein to a point marked by an angle iron post in concrete;

thence S 82° 13' 23" E a distance of 647.02 feet, more or less, along lands now or formerly of Dead Creek Wildlife Management Area to a point marked by an angle iron post in concrete, said point marking the northeasterly corner of the herein-conveyed parcel;

thence S 07° 11' 49" W a distance of 322.56 feet, more or less, along lands now or formerly of Dead Creek Wildlife Management Area to a point marked by an angle iron post in concrete;

thence S 07° 21' 56" W a distance of 1,420.93 feet, more or less, along lands now or formerly of Catherine Rothwell and John S. Brodie to a point marked by a 5/8" rebar;

thence N 87° 57' 00" W a distance of 93.14 feet, more or less, along lands now or formerly of said Catherine Rothwell and John S. Brodie to a point marked by a 5/8" rebar;

thence S 06° 42' 24" W a distance of 822.53 feet, more or less, along lands now or formerly of said Catherine Rothwell and John S. Brodie to a point marked by a 5/8" rebar, said point marking the southeasterly corner of the herein conveyed parcel;

thence N 83° 36' 10" W a distance of 480 feet, more or less, along Lot 6 as depicted on the above-referenced Survey Map to a point marked by an iron rod;

thence N 83° 36' 10" W a distance of 480 feet, more or less, along Lot 5 as depicted on the above-referenced Survey Map to a point marked by an iron rod;

thence N 83° 36' 10" W a distance of 480 feet, more or less, along Lot 4 as depicted on the above-referenced Survey Map to a point marked by an iron rod;

thence N 83° 36' 10" W a distance of 480 feet, more or less, along Lot 3 as depicted on the above-referenced Survey Map to a point marked by an iron rod;

thence N 83° 36' 10" W a distance of 388.93 feet, more or less, along Lot 2 as depicted on the above-referenced Survey Map to a point marked by an iron rod and the southwesterly corner of the herein conveyed parcel;

thence N 13° 49' 30" E a distance of 1,309.76 feet, more or less, along lands now or formerly of Matthew W. Kurtz to a point marked by a 5/8" rebar;

thence N 80° 36' 49" W a distance of 528.29 feet, more or less, along lands now or formerly of Matthew W. Kurtz to a point marked by a 5/8" rebar;

thence N 08° 34' 53" E a distance of 53.20 feet, more or less, along lands known as Hinderes Cemetery to a point marked by a 5/8" rebar;

thence N 80° 31' 38" W a distance of 47.79 feet, more or less, along lands known as Hinderes Cemetery to a point marked by a 5/8" rebar, said rebar set in the easterly limits of the right of way of Town Highway #25, also known as Grandey Road;

thence N 07° 20' 57" E a distance of 1,261.35 feet, more or less, in and along the easterly limits of the right of way of Town Highway #25, also known as Grandey Road, to a point marked by a 5/8" rebar, said point being the point and place of beginning.

Also conveyed herewith, but by quitclaim only, are those lands lying between the westerly line of the above-described premises and the centerline of Town Highway #25, also known as Grandey Road.

Being a PORTION ONLY of those lands described in the Warranty Deed of Raymond E. Borden to Edward D. Henderson (now deceased) and Nancy Rachael Henderson, dated August 5, 1999, and recorded in Book 68 at Page 177 of the Addison Land Records.

Subject to utility easements and rights of way of record.

Reference is hereby made to said deeds and their records and to all prior deeds and their records for a further and more complete description of the lands and premises herein conveyed.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, DOUGLAS E. HUTCHINSON and JOANNE LEA HUTCHINSON, husband and wife, as tenants by the entirety, their heirs and assigns, to their own use and behoof forever;

And I, the said Grantor, NANCY RACHAEL HENDERSON, for myself and my heirs, executors and administrators, do covenant with the said Grantees, DOUGLAS E. HUTCHINSON and JOANNE LEA HUTCHINSON, their 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of December A.D. 2008.

*Nancy Rachael Henderson*  
NANCY RACHAEL HENDERSON

STATE OF VERMONT  
ADDISON COUNTY, SS.

At Vergennes, Vermont, this 1<sup>st</sup> day of December A.D. 2008, personally appeared NANCY RACHAEL HENDERSON and she acknowledged this instrument, by her sealed and subscribed, to be his free act and deed.

Before me,  
*Arthur R. Duprey*  
NOTARY PUBLIC  
My Commission Expires: 2/10/11

ADDISON TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD  
December 4, 2008  
AT 10:00 O'CLOCK AM/PM  
AND RECORDED IN ADDISON  
VOL. 93 PAGE 452-454 OF THE  
LAND RECORDS.  
ATTEST, *Manilla M. Webb*  
Asst. CLERK

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. \_\_\_\_\_  
Signed *Manilla M. Webb*, Asst  
Date 12-4-08, Clerk

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, NANCY RACHAEL HENDERSON, widow, of Addison, County of Addison and State of Vermont, Grantor, in the consideration of TEN OR MORE DOLLARS paid to my full satisfaction by DOUGLAS E. HUTCHINSON and JOANNE LEA HUTCHINSON, husband and wife, of Seattle, County of King and State of Washington, Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, DOUGLAS E. HUTCHINSON and JOANNE LEA HUTCHINSON, husband and wife, as tenants by the entirety, their heirs and assigns forever, a certain piece of land in Addison, County of Addison and State of Vermont, described as follows, viz:

Being all and the same lands and premises described in the Executor's Deed of Daniel M. Borden, Executor of the Estate of Raymond E. Borden, to Edward D. Henderson (now deceased) and Nancy Rachael Henderson, dated November 21, 2003, and recorded in Book 83 at Page 506 of the Addison Land Records, and being more particularly described therein as follows:

"Being a parcel of land located on the easterly side of Grandy Road in the Town of Addison, said parcel being more particularly described as follows:

Being a vacant parcel of land containing 121 acres, more or less, and being more particularly described as follows:

Beginning at a point which makes the southeasterly corner of the parcel herein conveyed; thence proceeding westerly along a common boundary line between the land herein conveyed and lands, now or formerly, of Edward D. and Nancy R. Henderson, a distance of 2,171.6 feet, more or less, to a point in the easterly sideline of Grandy Road, which point marks the southwesterly corner of the land herein conveyed; thence turning to the right and proceeding in a northerly direction in and along the easterly sideline of Grandy Road and the westerly sideline of the lands herein conveyed, a distance of 940 feet, more or less, to a point, which point marks the southwesterly corner of lands now or formerly owned by Dale D. and Alyce M. Lane; thence turning to the right and proceeding in a generally easterly direction in and along the common boundary line between the lands herein conveyed and said lands now or formerly of Lane, a distance of 624.18 feet, more or less, to a point; thence turning to the left and proceeding in a generally northerly direction in and along said common boundary line, a distance of 182.03 feet, more or less, to a point; thence turning to the right and proceeding in a generally easterly direction in and along said common boundary line, a distance of 780.1 feet, more or less, to a point; thence turning to the left and proceeding in a generally northerly direction in and along said common boundary line to a point which marks the northeasterly corner of said lands now or formerly of Lane and the southeasterly corner of lands now or formerly of Donald G. and Carmen R. Jochum; thence proceeding in and along the common boundary line between lands herein conveyed and said lands now or formerly of said Jochum, a distance of 266.3 feet, more or less, to a point, which point marks the northeasterly corner of said Jochum, lands and the southeasterly corner of lands now or formerly of Gerald A. and Jill K.H. Grant; thence continuing in a generally northerly direction in and along the common boundary line between the lands herein conveyed and the lands of Gerald A. and Jill K.H. Grant to a point; thence turning to the left and proceeding in a generally westerly direction in and along said common boundary line, a

distance of 813.23 feet, more or less, to a point; thence turning to the right and continuing in said common boundary line in a generally northerly direction, a distance of 342.84 feet, more or less, to a point, which point marks the northeasterly corner of Gerald A. and Jill K.H. Grant lands and lands now or formerly owned by Gary G. and Tammy Grant; thence continuing in a generally northerly direction in and along the common boundary line between the lands herein conveyed and said lands of Gary G. and Tammy Grant, a distance of 535 feet, more or less, to a point which marks the northeastern corner of said Gary G. and Tammy Grant lands and the southeasterly corner of another lot now or formerly owned by Gary Grant and Tammy Stearns; thence continuing in a generally northerly direction in and along the common boundary line between the lands herein conveyed and said lands of Gary Grant and Tammy Stearns, a distance of 500 feet, more or less, to a point, which point marks the northeasterly corner of said Grant/Stearns lands and the southeasterly corner of land now or formerly owned by James and Gisele Litch; thence continuing in a northerly direction in and along the common boundary line between the lands herein conveyed and the lands of said Litch, a distance of 549.89 feet, more or less, to a point, which point marks the northeasterly corner of said Litch lands and the southeast corner of lands now or formerly owned by Stephen M. and Linda S. Cunningham; thence proceeding in and along the common boundary line in a generally northerly direction and (sic) undetermined distance to a point, which point marks the northwesterly corner of the lands herein conveyed; thence turning to the right and proceeding in a generally easterly direction in and along the common boundary between the lands herein conveyed and said lands of Cunningham, a distance of 45 feet, more or less, to a point, which point marks the southwesterly corner of lands now or formerly of Frank and Geraldine Leffler; thence continuing in the northern boundary line of the lands herein conveyed and the southerly boundary of said Leffler which common boundary line extends on and over Dead Creek (Middle Branch) and continuing to a point which marks the northeastern corner of the lands herein conveyed; thence turning to the right and proceeding in a generally southerly direction in and along the common boundary line between the land herein conveyed and lands now or formerly of the State of Vermont, to the point which marks the place of beginning.

Being all of the remaining lands not previously conveyed and described in a Partial Decree of Distribution from the Estate of Howard J. Borden to Raymond E. Borden, Addison Probate Court, Docket No. 9760, dated July 8, 1996, recorded at Volume 61, Page 119 of the Addison Land Records.

Said lands are believed to be a part of the land and premises described in the following conveyances:

1. Partial Decree of Distribution from the Estate of Charles W. Grandy and Bertha A. Grandy to Rupert W. Grandy, dated December 4, 1964, recorded at Volume 32, Page 417 of the Addison Land Records;
2. Partial Decree of Distribution from the Estate of Rupert W. Grandy to Howard J. Borden, dated August 30, 1976 and of record in Volume 37 at Page 386 of the Addison Land Records.

Reference is hereby made to the aforementioned deed and probate records and deeds and records therein referenced, all in further aid of this description."

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, DOUGLAS E. HUTCHINSON and JEANNE LEA HUTCHINSON, husband and wife, as tenants by the entirety, their heirs and assigns, to their own use and behoof forever;

And I, the said Grantor, NANCY RACHAEL HENDERSON, for myself and my heirs, executors and administrators, do covenant with the said Grantees, DOUGLAS E. HUTCHINSON and JOANNE LEA HUTCHINSON, their heirs and assigns, that until the unsealing 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31 day of December A.D. 2007.

*Nancy Rachael Henderson*  
NANCY RACHAEL HENDERSON

STATE OF VERMONT  
ADDISON COUNTY, SS.

At Vergennes, Vermont, this 31<sup>st</sup> day of December A.D. 2007, personally appeared NANCY RACHAEL HENDERSON and she acknowledged this instrument, by her sealed and subscribed, to be his free act and deed.

Before me,  
*[Signature]*  
NOTARY PUBLIC  
My Commission Expires: 2/10/11

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. \_\_\_\_\_ Asst  
Signed Mailla M Webb, Cler:  
Date 1-4-08

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Addison Town Clerk's Office, January 4, 2008 at 10:00AM received the Warranty Deed of which the foregoing is a true record.

Attest: Mailla M Webb Asst Town Clerk