

## QUITCLAIM DEED

**KNOW ALL PEOPLE BY THESE PRESENTS THAT I, JOSEPH H. NICHOLSON**, of Morganton, County of Burke and State of North Carolina, Grantor, in the consideration of One Dollar and other valuable consideration paid to my full satisfaction by VIRGINIA A. NICHOLSON, of Mahopac a hamlet of the town of Carmel, county of Putnam and State of New York, Grantee, have **REMISED, RELEASED, AND FOREVER QUIT-CLAIMED** unto said Grantee, VIRGINIA A. NICHOLSON, and her heirs or assigns, all right and title which I have in and to a certain piece of land [together with any buildings or improvements thereupon] in the town of Granville, County of Addison and State of Vermont, described as follows, viz:

Being designated as "Lot #2" in a survey map entitled "Property of J. Harrington Nicholson, Granville, Vermont" bearing the seal of Norman R. Smith, registered surveyor, dated May 7th, 2015 and recorded in town of Granville, Vermont land records in 1:1 at page 42 and being more particularly described as follows:

Starting at an iron pin on the south side of Post Office Rd. #2, common to land of Millard S21°21'55"E 209.81' to a capped iron pin in the R.O.W. of GMP power line. Then continuing along Millard N77°38'50"W 789.95' to an iron pin on the west side of Town Road #3. Then S48°22'28"E 35.71' to the intersection of Town Road #3 and Town Road #5. Then on the centerline of Town Road #5 S47°46'00"W 778.65' to a point. Then S78°02'08"W 37.59' to a power pole. Then N44°04'16"W 789.53' along Lot #1 to an iron pin in a stone pile and lands of Weeks. Then along Weeks N21°58'17"W 288.51' to an iron pin on the south side of Town Road #2. Then N29°02'06"W 26.57' to the center line of Town Road #2. Then on the center line of said road on a curve to the left 327.25' with a radius of 545.56' to a point. Then continuing on the center line N89°22'08"E 94.18'. Then S06°05'24"E 20.34' to the place of beginning. Being 12.6 acres more or less.

Notice of Permit Requirements: In order to comply with applicable state Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable Rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved."

**TO HAVE AND TO HOLD** all my rights and title in and to said quitclaimed premises, with the appurtenances thereof to the said, VIRGINIA A. NICHOLSON and her heirs and assigns forever. **AND FURTHERMORE** I, Grantor, JOSEPH H. NICHOLSON, do for myself and my heirs, covenant with the said VIRGINIA A. NICHOLSON and her heirs and assigns, that from and after the ensembling of these presents, that I, Grantor, JOSEPH H. NICHOLSON, will have and claim no right in or to the said quitclaimed premises.

IN WITNESS WHEREOF, I hereunto set my hand, this 6<sup>th</sup> day of October, 2015.

In presence of:

Joseph E Hollars  
Witness Signature

Joseph H. Nicholson  
JOSEPH H. NICHOLSON

Joseph E Hollars  
Witness Printed Name

STATE OF NC  
COUNTY OF Catawba, SS.

At Newton, NC this 6<sup>th</sup> day of October, 2015,

JOSEPH H. NICHOLSON, personally appeared and he acknowledged this instrument by his seal and subscribed, to be his free act and deed.

Notary Public Bonnie Frasure My commission expires: 3/16/16



GRANVILLE TOWN CLERKS OFFICE  
RECEIVED FOR RECORD  
Nov. 5, AD 2015  
AT 9 O'CLOCK 00 MIN A M  
RECORDED IN BOOK 42  
PAGE 375-376 OF LAND RECORDS  
ATTEST Kathy Ulmer  
TOWN CLERK