

HANCOCK TOWN CLERK'S OFFICE  
 RECEIVED FOR RECORD  
 THIS 22 DAY OF Dec. 2000  
 AT 2 O'CLOCK 28 MINUTES P.  
 RECORDED IN Hancock Land RE:  
 IN VOLUME 25 PAGE 331-336  
 ATTEST Christine Lam TOWN

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

WE, Frank Mannix and Rita Mannix, husband and wife, and Frances B. Mannix all of Hancock, County of Addison and State of Vermont, and Michael Mannix of Bloomsbury, County of Hunterdon and State of New Jersey and Joseph Mannix, of Chester in the County of Chesterfield and State of Virginia, Grantors, for the sum of one or more dollars, paid to our full satisfaction by ALEXIS MOUSADI and BETHANY MOUSADI, husband and wife, Grantees of Eustis, County of \_\_\_\_\_ and State of Florida, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, ALEXIS MOUSADI and BETHANY MOUSADI, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land with improvements thereon in the Town of Hancock, County of Addison and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to FRANCES MANNIX, MICHAEL MANNIX and JOSEPH MANNIX by Quitclaim Deed of Frank Mannix and Rita Mannix dated July 14, 2001 and recorded in Book 24 pages 256-259 of the Hancock Land Records, being more particularly described therein as follows:

“Parcel 1

“Being all and the same land and premises conveyed to Frank Mannix and Rita Mannix by the Warranty Deed of Ralph John Lopez dated November 15, 1978 and recorded in Book 17, pages 169-170 of the Hancock Land Records, being more particularly described therein as follows:

32

'Being a PORTION of the same land and premises described in a deed from Carleton DeCoster and Deborah S. DeCoster to Ralph John Lopez, Jr. dated 14 August, 1972, recorded in Book 16, Page 180 of the Hancock Land Records. The PORTION conveyed herein consists of a parcel of land containing 1.5 acres, more or less, together with dwelling house thereon being more particularly described as follows:

“ “Commencing at a point at the beginning of a small mountain brook at the intersection of said brook with the common land of the herein Grantor and lands of the Green Mountain National Forest, said point of beginning is located five feet, more or less northerly from a red painted car axle set in the ground on the southerly bank of the said small brook. Said axle is located as follows:

- (1) North 20 degrees East 14 feet, more or less, from a very large white pine.
- (2) North 42 degrees East 7 feet, more or less, from a 7- inch hemlock tree.
- (3) South 35 degrees, West 13 feet, more or less, from a 7-inch yellow birch tree.

“ “Thence from said point of beginning that is located 5 feet, more or less, northerly from the aforesaid car axle proceeding in a general southeasterly direction and following down the centerline of the aforesaid small mountain brook on a bearing of approximately South 51 degrees 386 feet, more or less, to a point located at the centerline of the small brook, said point located about 25 feet more or less, westerly from the centerline of Route 100, so-called; thence turning in a general southwesterly direction and following along the westerly edge of the right of way of Route 100 a distance of 177 feet, more or less, to a red painted iron pipe set in stones and standing on the westerly edge of said Route 100 right of way about 25 feet, more or less, from the centerline thereof; thence turning and running in a northwesterly direction up a steep hill, north 40 degrees, West, 123 feet, more or less to a point; thence continuing on a bearing North 51 degrees, 225 feet, more or less to a red painted angle iron set in stones and standing in the line between the lands of the herein Grantor and the lands of the Green

Mountain National Forest; thence running northeast and following along the lands of the herein Grantor and the lands of the Green Mountain National Forest, 17 degrees east 178 feet, more or less, to the point of beginning.

“ “SUBJECT to power and utility line easements of record and the right of way of Route 100, so-called.

“ “The lands and premises conveyed herein are exempt from the requirements of the Vermont Health Department Subdivision regulations by reason of the fact that the septic system situate thereon is a pre-existing septic system located more than 100 feet from the property line of lands retained by the Grantor and not conveyed herein. In order to comply with the said State of Vermont Health Regulations on the subdivision of lands and disposal of waste including sewage, the Grantor shall not construct or erect a structure or building on the parcel of land not conveyed herein (said parcel of land containing 5 acres), more or less and located southerly of the lands and premises conveyed herein, the useful occupancy of which will require the installation of plumbing and sewage treatment facilities, without first complying with said State regulations.” ”

Parcel 11

Being all and the same land and premises conveyed to Frank Mannix and Rita Mannix by the Warranty Deed of Ralph Lopez dated March 22, 1989 and recorded in Book 19, pages 312-313 of the Hancock Land Records, being more particularly described therein as follows:

“It being a portion only of those lands and premises that were conveyed to the herein Grantor by Carlton DeCoster and Deborah DeCoster by warranty deed dated August 14, 1972, recorded in Book 16 at Page 180 of Hancock Land Records, said portion being this day described as follows:

“Beginning at an iron pin situated in the westerly edge of Vermont Route 100; which iron pin marks the southeast corner of lands of

234

the herein Grantees; thence going about S 30° 51' 03" W 243.1 feet, more or less, along the westerly edge of said public highway to an iron pin (set) which marks the southeast corner of the parcel herein conveyed and the northeast corner of a parcel which is to be conveyed by the herein Grantor unto Edwin A. Finckel and Helen K. Finckel; thence going N 64° 30' 26" W through the lands of the herein Grantor 297.2 feet to an iron pin (set) situated in the easterly boundary line of tract #745 of lands of the U. S. Forest Service (said last mentioned iron pin marks the southwest corner of the herein conveyed parcel and the northwest corner of that parcel which is to be conveyed unto Edwin A. Finckel and Helen K. Finckel, as aforesaid); thence going N 20° 39' 57" E along the east boundary of said U. S. Forest Service lands 350.6 feet to an iron pin (set) in the southwest corner of lands now owned by the herein Grantees; thence going along the southerly boundary line of said Grantees the following courses and distances, viz: S 52° 33' 39" E 20.87 feet to an iron pin; S 51° 00' 00" E 225.0 feet to a point; and S 39° 53' 54" E 121.3 feet to an iron pin situated at the place of beginning. Said parcel contains 2.26 acres and is designated "Lot #2" on a survey plat entitled "Property of Ralph Lopez, subdivision Hancock, Vermont", dated September 16, 1988" as prepared by Norman R. Smith, Inc. reference to said plat and deed above-mentioned and record thereof is hereby made for further particulars and description.

"In order to comply with State of Vermont Environmental Protection Rules on the subdivision of lands and disposal of waste including sewage, the grantee shall not construct or erect a structure or building on the parcel of land conveyed herein, the useful occupancy of which will require the installation of plumbing and sewage treatment facilities or convey this land without first complying with said State regulations. The grantee by acceptance of this deed acknowledges that this lot may not qualify for approval for development under the appropriate environmental protection or health regulations and that the State may deny an application to develop the lot.

“Said premises are hereby conveyed SUBJECT TO existing utility line easements.”

Subject to and benefited by easements and rights of way of record; provided, however, that any encumbrances otherwise extinguished by the Record Title Act are not hereby revived.

Frank Mannix and Rita Mannix are signing this deed to release their life estate and their right to sell as reserved in their conveyance to the herein referenced Grantors.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, ALEXIS MOUSADI and BETHANY MOUSADI, husband and wife, as tenants by the entirety, and their heirs and assigns to their own use and behoof forever;

AND WE, the said GRANTORS, FRANK MANNIX and RITA MANNIX and FRANCES MANNIX, MICHAEL MANNIX and JOSEPH MANNIX, do for ourselves and our heirs, executors and administrators, covenant with the said GRANTEES, ALEXIS MOUSADI and BETHANY MOUSADI, husband and wife, and their heirs and assigns, that from and after the ensembling of these premises, We, the said FRANK and RITA MANNIX, and FRANCES MANNIX, MICHAEL MANNIX and JOSEPH MANNIX 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; and we do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid;

IN WITNESS WHEREOF, we hereunto set our hands and seals this 20<sup>th</sup> day of October, 2003.

IN PRESENCE OF:

Susan M. Osborne  
Witness as to All

Frank Mannix by Frances Mannix - ATT in fact  
FRANK MANNIX

Rita Mannix  
RITA MANNIX

Frances Mannix  
FRANCES MANNIX

Michael Mannix by Frances Mannix - ATT in fact  
MICHAEL MANNIX

Joseph Mannix by Frances Mannix - ATT in fact  
JOSEPH MANNIX

STATE OF VERMONT  
COUNTY OF WINDSOR

At Rochester, Vermont this 20<sup>th</sup> day of October, 2003, FRANCES MANNIX personally appeared on behalf of herself and as attorney-in fact for FRANK MANNIX and MICHAEL MANNIX and JOSEPH MANNIX and she acknowledged this instrument, by her sealed and subscribed to be her free act and deed and the free acts and deeds of Frank Mannix and Michael Mannix and Joseph Mannix. Rita Mannix personally appeared and she acknowledged this instrument, by her sealed and subscribed to be her free act and deed.

Before Me: Susan M. Osborne  
Notary Public

My commission expires: February 10, 2007 SEAL