

197/788

000788

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS:

THAT I, GERARD MULHALL, a married individual, of 88 Owls Head Bluff Road, Pembroke, in the County of Plymouth and State of Massachusetts, Grantor, in the consideration of One Dollar and other valuable consideration paid to our full satisfaction by GERARD C. MULHALL and MARIE DONA PEELER, Trustees of the GERARD C. MULHALL REVOCABLE LIVING TRUST, dated January 28, 2004, of 88 Owls Head Bluff Road, Pembroke, in the County of Plymouth and State of Massachusetts, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, all my right and interest in a certain piece of land with all of the buildings and improvements situated thereon in Warren, in the County of Washington and State of Vermont more particularly bounded and described as follows:

Being all and the same land and premises conveyed to Gerard Mulhall by Warranty Deed of Stanley H. Clapp and Joan R. Clapp, dated June 5, 1986, and recorded in Book 78, pages 196-199 of the Town of Warren Land Records, being more particularly described therein as follows:

Being all and the same land and premises conveyed to Stanley H. Clapp and Joan R. Clapp by Warranty Deed of Vermont Investment Properties, Inc. dated July 8, 1980 and recorded in Book 54 page 798-800 of the Town of Warren Land Records.

It being a part of all and the same lands and premises conveyed to Patrick J. Collins by Warranty Deed of Elissa Kline, dated December 14, 1968 and recorded in Book 30, pages 286-287 of the Land Records of the Town of Warren.

And being further described as being a part of all and the same land and premises conveyed to the said Vermont Investment Properties, Inc. by Warranty Deed of Patrick J. Collins, Trustee, dated August 24, 1971 and recorded in Book 34, pages 500-501 of the Land Records of the Town of Warren.

The property herein conveyed is further described as being a part of all and the same lands and premises conveyed to Vermont Investment Properties, Inc., a Vermont Corporation organized July 22, 1975 by Quitclaim Deed of Vermont Investment Properties, Inc., a Vermont Corporation organized December 31, 1968 and Edward Vickers et al dated August 28, 1975 and recorded in Book 42, pages 151-161 of the Warren Land Records. The part herein conveyed is more particularly described as follows:

Beginning at an iron pin in the southeasterly edge of the roadway easement through Vermont Investment Properties land which bears northeasterly 3379 feet, more or less, as measured along said edge from its intersection with the center line of the traveled way

Return To:
Cody & Cody, LLC
Attorneys at Law
1 Pine Hill Drive
Batterymarch Park II
Quincy, Massachusetts
02169
(617) 472-5151

of Town Highway 9 which intersection bears southeasterly 970 feet, more or less, as measured along said center line from its intersection with the center line of Town Highway 22;

"thence N 45° 29' E 249.54 feet along said edge of easement to an iron pin;

"thence S 43° 53' E 207.49 feet to an iron pipe;

"thence S 44° 22' E 175.22 feet to an iron pipe;

"thence S 44° 11' E 174.74 feet to an iron pipe;

"thence S 45° 40' W 250.49 feet to an iron pipe;

"thence N 44° 06' W 556.47 feet to the beginning.

This lot contains 3.2 acres.

Also included is a right of way over the roadway from Town Highway 9 through land of Stanley H. Clapp and Joan R. Clapp to the lot hereby being conveyed, this right of way to be in common with said Stanley H. Clapp and Joan R. Clapp, their heirs and assigns, until such time as said right of way is dedicated for public use.

Stanley H. Clapp and Joan R. Clapp have reserved, for themselves, their heirs and assigns, a right of way in common over the said roadway together with the right to create new uses in the said right of way.

The herein described parcel is Lot #13, as shown on a survey plan entitled "Vermont Investment Properties, Warren, Vermont by Keller & Lowe, Inc., Waterbury, Vermont, Scale: 1 inch = 200 feet", a copy of which is filed in Map Book 2 page 140-141 of the Warren Land Records.

The within lands and premises are subject to the following restrictions:

- 1) These premises shall not be subdivided;
- 2) No trailers or other temporary residences shall be located on the premises;
- 3) The cost of maintenance of the right of way to the subject property shall be shared pro rata by said grantee, with other owners of lands abutting the said right of way.

These restrictions shall run with the land and shall bind and inure to the benefit of the Grantor and Grantee and their respective heirs and assigns.

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Subject to and with benefit of rights, easements, rights of way, covenants and restrictions as set forth in the above mentioned deeds and their records, or as otherwise of record in the Town of Warren Land Records.

Reference is made to the above mentioned deeds and their records, and to the Town of Warren Land Records, in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, GERARD C. MULHALL and MARIE DONA PEELER, Trustees of the GERARD C. MULHALL REVOCABLE LIVING TRUST, dated January 28, 2004; And I, the said Grantor, GERARD MULHALL, do covenant with the said Grantee, that until the ensealing of these presents, I am the sole owner of the premises, and have good right and title to convey the same in the manner aforesaid, that they are FREE FROM EVERY ENCUMBERANCE; except as aforesaid; and I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this 28th day of January A.D. 2004.

[Signature]
First Witness

[Signature]
GERARD MULHALL

[Signature]
Second Witness

Commonwealth of Massachusetts

NORFOLK, ss.

January 28, 2004

Then personally appeared the above-named GERARD MULHALL and acknowledged the foregoing instrument to be his free act and deed before me.

[Signature]
Michael T. Cody, Notary Public
My Commission expires: May 15, 2009

RECEIVED FOR RECORD

Nov 20 A.D. 2008 at 11 o'clock 0 minutes A.M. and recorded in Book 197, Page 788-790 of the Town of Warren Land Records.

Attest: [Signature]

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

- ACKNOWLEDGEMENT -

Return Rec'd - Health Cert. Rec'd.
Vt. Land Use Cert. Rec'd.

Return No. IN 6334
Signed [Signature], Clerk
Date _____