

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that We, **ERIC V. BERGER and ELIZABETH A. BERGER**, of the Town of Arlington, County of Bennington, State of Vermont, Grantors, in consideration of one dollar and other good and valuable consideration paid to our full satisfaction by **RIVER RUN PROPERTIES, LLC**, a Vermont limited liability company with a place of business in the Town of Arlington, County of Bennington, State of Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **RIVER RUN PROPERTIES, LLC**, its successors and assigns forever, a certain piece of land and premises in the Town of Arlington, County of Bennington, State of Vermont, described as follows:

See Schedule A attached hereto.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **RIVER RUN PROPERTIES, LLC**, its successors and assigns, to their own use and behoof forever; and We, **ERIC V. BERGER and ELIZABETH A. BERGER**, the said Grantors, for ourselves, and our heirs, executors and administrators, do covenant with the said Grantee, **RIVER RUN PROPERTIES, LLC**, its successors and assigns, that until the ensembling of these presents, We 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, **ERIC V. BERGER and ELIZABETH A. BERGER**, engage to warrant and defend the same against all lawful claims whatever, except as aforesaid.



SCHEDULE A

Being all and the same lands and premises conveyed to Eric V. Berger and Elizabeth A. Berger by Warranty Deed of William M. Noonan and Sherrie B. Noonan dated February 1, 2002 and recorded February 1, 2002 in Book 103, page 226 of the Arlington Land Records, and therein more particularly described as follows:

INN PROPERTY

Being all and the same lands and premises conveyed to William M. Noonan and Sherrie B. Noonan by Warranty Deed of Mark R. Gagnon and Deborah A. Gagnon dated July 22, 1998 and recorded in Arlington Land Records on July 22, 1998 in Book 87 at Page 85, and more particularly described as follows:

"Being all and the same lands and premises conveyed to Mark R. Gagnon and Deborah A. Gagnon, husband and wife, by Special Warranty Deed dated May 27, 1994 of Mountain Ash Real Estate, Inc. and recorded in Book 75 at Page 193 of the Arlington Land Records on May 31, 1994. Said premises are described therein as follows:

"Being all and the same lands and premises conveyed to Grantor herein by Order and Decree of Foreclosure of the Bennington Superior Court filed September 27, 1993 in the matter of Mountain Ash Real Estate, Inc. v. Robert Ellis, et al, Docket Number S0175-93 BcCf, of record at Book 74, Page 287 of the Arlington Land Records, and by a Certificate of Non-Redemption issued by the Bennington Superior Court on January 21, 1994, of record at Book 74, Page 447 of the Arlington Land Records, and more particularly described therein as follows:

"Being the same lands and premises conveyed to Stanley F. Alfeld and Marilyn M. Alfeld by Warranty Deed of H. Douglas McKinley dated May 7, 1982 in Book 46, Page 224 of the Arlington Land Records, and described therein as follows:

"Being all and the same land and premises as conveyed to S.C. Lundy, Inc. by West-Col, Inc., by Warranty Deed dated October 20, 1975 and recorded in Book 40, page 8 of the Arlington Land Records; wherein said premises are described as follows:

"Meaning and intending hereby to convey all and the same lands and premises conveyed to the Grantor herein by Warranty Deed of S.C. Lundy, Inc., dated November 1, 1978, to be recorded in the Land Records of the Town of Arlington simultaneously with this instrument, and more particularly bounded and described as follows:

"Beginning at a point on the easterly line of U.S. Route 7, said point being 33 feet easterly of the centerline of said Route 7 and marking the Southwest corner of the herein described parcel; thence S 75° 11' E along a course marked by monuments called for in a line agreement recorded in Book 28, page 230, 495.25 feet to a point 40 feet westerly of the railroad track centerline, thence N 7° 45' N [sic] parallel to said track centerline 318.99 feet to, [a pin; thence N 81° 04½' W along the southerly line of] lands of the Roman Catholic Diocese of Vermont 401.38 feet to a pin 33 feet easterly of U.S. Route 7, thence S 8° 51 3/4' W 254.74 feet to the point of beginning.

"Said parcel contains 2.85 acres plus any interest said parcel may have in the highway and railroad rights of way along the westerly [and easterly] portions [respectively] of the above described parcel.

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"The above description is taken from a map prepared by Cadiz Consultants, Inc., of Bennington, Vermont, dated May, 1973 and the description of said parcel was prepared by Cadiz Consultants, Inc.

"Said parcel is conveyed subject to the right of Arlington Water Company to lay pipes on said premises and the right to maintain the same.

"Said lands being all and the same lands and premises described in a deed from Robert E. Boyd and May C. Boyd to West-Cel, Inc., dated June 19, 1971 and recorded in Book 36, Pages 59-61 of the Arlington Land Records.

"It being a parcel of land situated on the easterly side of the main highway in the Village of Arlington, Vermont, with the buildings located thereon where the "Arlington Inn" is now operated.

"Reference is hereby made to the above mentioned deeds and their records and to all former deeds of said granted premises and records thereof for a more particular description."

"Reference is made to the aforementioned court records, deeds, and references therein and records thereof, in further aid of this description."

Said lands are conveyed subject to utility easements of record affecting the same and subject to the rights of the public to traverse any portion of said lands falling within the highway right of way easement of U.S. Route #7A bordering on the west.

PARSONAGE (ANNEX) PROPERTY:

Being all and the same lands and premises conveyed to William M. Noonan and Sherrie B. Noonan by Warranty Deed of Mark R. Gagnon and Deborah A. Gagnon dated July 22, 1998 and recorded in the Arlington Land Records on July 22, 1998 in Book 87 at Page 84, and more particularly described as follows:

Being all and the same lands and premises conveyed to Mark R. Gagnon and Deborah A. Gagnon by Warranty Deed dated December 14, 1995 of Michael L. Katzev and Susan W. Katzev and recorded in Volume 80 at Page 45 of the Arlington Land Records. Said premises are described therein as follows:

"Being all and the same lands and premises conveyed to Michael Lazare Katzev and Susan Womer Katzev by Warranty Deed of Robert L. Womer and Margaret H. Womer dated May 5, 1980 and recorded May 30, 1980 in the Land Records of the Town of Arlington in Book 44 at Page 189; and therein more particularly described as follows:

"It being all and the same lands and premises described in a deed from Marion H. Racine to Robert L. Womer and Margaret H. Womer dated September 15, 1966 and recorded in Book 33, page 413 of the Land Records of the town of Arlington and therein described as follows:

"Being all those certain lands and premises, with the buildings thereon standing which were conveyed to the said Marion H. Racine and Wilfred P. Racine, her husband, now deceased, as tenants by the entirety by deed dated June 14, 1956 and recorded in the Land Records of said Town of Arlington and therein described as follows:

ml *98*

"Beginning at the intersection of the northerly boundary of the property formerly owned by Dorothy Canfield Fisher, now owned by the Arlington Community Club with the curbstone of Main Street on the easterly side thereof, identified by a cross cut in the curbstone; thence along the easterly side of said Main Street, in a northerly direction along the said curbing 72 feet to the south line of lands of Harold and Feriada Bottum, known as Colonial Inn property; thence easterly at an angle of 89° 45' with said curbing and along the south line of Bottum's land, through the center of a maple tree located 7 1/2 feet from the curbing, through the center of a four (4) inch marble marker set in the ground at the easterly edge of the walk along Main Street and 17 1/2 feet from the curbing, through the center of another four (4) inch marble marker set in the ground about 125 feet from the curbing to the center of another four (4) inch marble marker set in the ground to mark the northeast corner of lands of Frances M. Edwards and the northwest corner of lands of Wilbur and Ellen Corey, located 314.6 feet from the curbing; thence at an angle of 78° 40' with the line last above described, along the west line of lands of Wilbur and Ellen Corey 82 feet to the center of a marble marker set in the ground to mark the southeasterly corner of Frances McCarroll Edwards land; thence westerly along the north line of the Community House property land about 318 feet to the place of beginning.

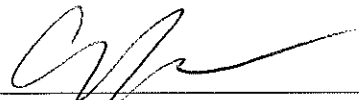
"It being the same lands described in a deed from Wilfred Lay and Anna Lay to Boyd Edwards and Frances M. Edwards, August 14, 1941, recorded in Book 26, Page 1 of the Arlington Land Records but subject to the boundary line agreement entered into between Frances McCarroll Edwards and Harold Bottum and Feriada Bottum and Wilbur Corey and Ellen Corey, dated July 28, 1950 and recorded in Book 28, page 230 of the Arlington Land Records.

"Reference may be had to said deeds and Land Records for further and more particular description of said lands and premises."

"The lands referred to above as belonging to Harold and Feriada Bottum, are now supposed to be owned by H.H. Douglas McKinley and the land referred to in the above description as belonging to Wilbur and Ellen Corey are now supposed to be owned by James and Irene Burke."

Handwritten initials and signature

IN WITNESS WHEREOF, we hereunto set our hands this 29 day of July, 2022.



ERIC V. BERGER

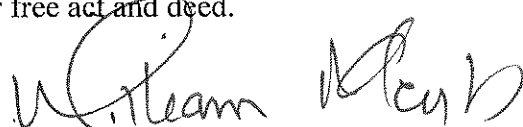


ELIZABETH A. BERGER

STATE OF VERMONT
COUNTY OF BENNINGTON, SS.

At Manchester Center, in said County and State, on this 29 day of July, 2022, **ERIC V. BERGER and ELIZABETH A. BERGER**, personally appeared, and they acknowledged that they signed this instrument, and that it was their free act and deed.

Before me,



Notary Public – State of Vermont

Print Name: William H. Meub

License No.: 157.0006371

My Commission Expires: 1/31/2023

ARLINGTON TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
THIS 2 DAY OF August A.D. 2022
AT 11:00 O'CLOCK A M AND RECORDED
IN ARLINGTON LAND RECORDS
BOOK 168 PAGE 204-206
ATTEST Robins. Wilke TOWN CLERK



VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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2022-62
conf ✓

1-604-648-448
Confirmation number

For Town Use Only

TRANSFERORS (Sellers)

BERGER ERIC V
PO BOX 369
ARLINGTON, VT 05250-0369

TRANSFEREES (Buyers)

RIVER RUN PROPERTIES, LLC
933 RIVER RD
ARLINGTON, VT 05250-8802

*Any additional transferors or transferees are listed at the bottom of this page

Date Acquired by Transferor: Feb-01-2002	Date of this Closing: Jul-29-2022	Land Size (acres): 4.00	
Property Physical Location:	City/Town:	SPAN#	Check if property is located in multiple cities or towns <input type="checkbox"/>
3904 ROUTE 7A, THE ARLINGTON INN & PARSONAGE	Arlington	015-005-10095	This sale did not involve land <input type="checkbox"/>
Buyer Seller relationship type:		If other, description:	
If transfer is exempt from Property Transfer Tax: 00 None		If other, description:	
Interest in property: Fee Simple		If other, description:	
If "undivided" percent of interest:		If other, description: Arlington Inn & Restauran	
Type of building construction: Other		If other, description: Arlington Inn & Restauran	
Transferors use of property before transfer: Commercial		If other, description: Arlington Inn & Restauran	
Transferees use of property after transfer: Commercial		Enrolled in the Current Use Program? No	
Will the property be rented after transfer? No		New owner elects to continue current use enrollment? No	
Have development rights been conveyed separately? No			
Does the transferee hold title to any adjoining property: No			
Value paid or transferred as defined in 32 V.S.A. § 9601(6)		\$1,199,000.00	
Value paid or transferred for personal property		\$0.00	
Value paid or transferred for real property		\$1,199,000.00	
Tax Due		\$17,385.50	

Preparer's Name: MEUB ASSOCIATES P
Preparer's Address: RUTLAND, VT 05701-0000

Preparer's Phone: (802) 747-0610
Preparer's E-mail: LINDA@YOURVTLAWYER.COM

Additional Transferor (S) / Transferee (B)

S ELIZABETH A BERGER

PO BOX 369 ARLINGTON VT 05250-0369

Transferee's Name RIVER RUN PROPERTIES, LLC
 Property Location 3904 ROUTE 7A, THE ARLINGTON INN & PARSONAGE
 Date of this Closing Jul-29-2022

Note: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

This serves as notice that:

- The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. Chapter 64 and building, zoning and subdivision regulations;
- The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. Chapter 151;
- The parties have an obligation to investigate and disclose knowledge regarding flood regulations affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency. Contact information is provided in the instructions.

Town Clerk - Sign into your myVtax to enter this recording information. After you have entered the recording information print a copy to deliver to the primary Transferee per 32 V.S.A 9607.

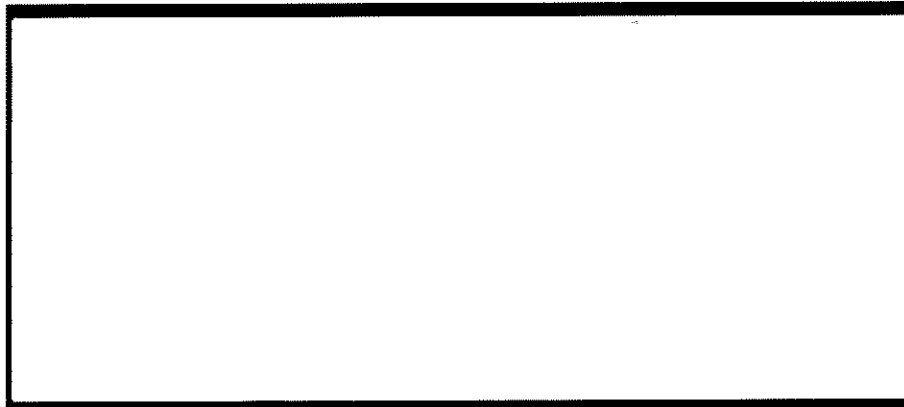
This section to be completed by Town or City Clerk

Book Number* 168	Page Number* 204	Grand List year* 2022
City or Town* Arlington	Parcel ID Number 16-1-05	Date of Record* 8/2/22
Grand List Value 1,329,100	Grand List Category* C	SPAN* 015-005-10095
Comments, additional information, etc.		

- Duplicate Return Suspected Portion of the property sold/subdivision Original Return Waiting on Deed
 Deed Acknowledgment and Return Received

SIGNED Robins Wilch

Clerk DATE 8/2/22



For Town Use Only