

Know all Men by these Presents

Pg 490 BK 42

That I, CHARLSIE L. WROTEN

of Winston-Salem in the County of Forsyth
and State of North Carolina Grantor, in the consideration of
ONE OR MORE -----Dollars
paid to our full satisfaction by

RICHARD E. HOENES, SR. and PATRICIA J. HOENES, husband and wife

of the town of Rutland in the County of Rutland
and State of Vermont Grantees, by these presents, do
freely Give, Grant, Sell, Convey and Confirm unto the said Grantees

RICHARD E. HOENES, SR. and PATRICIA J. HOENES, husband and wife

and their heirs and assigns forever, a
certain piece of land in the town of Rutland in the
County of Rutland and State of Vermont, described as
follows, viz:

Being all and the same lands and premises conveyed to Charlsie L. Wroten, by
warranty deed of JOHN L. MCKENNA, INC., dated August 25, 1976, and recorded in
the town of Rutland Land Records in Book 24 at Page 394, and further described
as follows:

"Being all and the same lands and premises as were conveyed to John L. McKenna,
Inc. by deed of Marilyn M. Smith, her deed dated November 1st, 1972 and recorded
in Book 20 at Pages 585-586 of the Town of Rutland Land Records, and in said
Deed described as follows:

'Being all and the same lands and premises conveyed to Russell C. Smith (since
deceased) and Marilyn M. Smith, husband and wife, by H. Edward Dyer, Jr. and
Rilda S. Dyer, husband and wife, by deed dated September 11, 1959 recorded in
Book 14 at Page 72 of the Town of Rutland Land Records, and therein described
as follows:

Beginning at a point in the westerly line of the main highway running between the
City of Rutland and Pittsford at its intersection with the southerly line of
McKinley Avenue, formerly known as Tater Street, and running thence Southerly
along the Westerly line of said main highway presently known as U.S. Route 7,
two hundred thirty-five (235) feet, more or less, to the Northeasterly corner
of lands formerly of Mabel Leonard and now supposed to be owned by Holden;
thence running Westerly along the Northerly line of said lands of Holden to a
point marked by an iron pin or pipe driven in the ground, which is twenty-three
and six tenths (23.6) feet Westerly from the center line of the travelled way
of said highway U.S. 7 as shown on a survey prepared by Young & Hemenway, Engineers,
dated December 2, 1940, and filed in the Clerk's Office of said Rutland Town;
thence continuing along the Northerly line of lands of said Holden along the
following courses as shown on said survey, South 83° 15' West seventy-nine and
nine tenths (79.9) feet to an iron pin, south 88° 49' West fifty-one and five
tenths (51.5) feet to an iron pin five (5) feet Northerly of the Northeast corner
of the house located on said Holden's premises, South 83° 15' West fifty and one
tenth (50.1) feet to an iron pin and South 83° 15' West nine (9) feet, more or
less to East Creek; thence running Northerly along East Creek and formerly known
as Mill Pond two hundred eighty (280) feet, more or less, to the Southwesterly
corner of lands supposed to be owned by Clarence Blanchard; thence running
Northeasterly and Northerly along the Southerly and Easterly boundaries of said
Blanchard's land two hundred (200) feet, more or less to the southerly line of said
McKinley Ave., and thence running Easterly along the Southerly line of said
McKinley Avenue two hundred (200) feet, more or less, to the point and place of
beginning.

There is included in this conveyance to the Grantees herein, their heirs and
assigns, all of the right title and interest of the Grantors herein in and to
the highways and East Creek abutting said premises.

This conveyance is made subject to a right of way over and along the roadway or driveway formerly known as the "Old Mill Road" across the Southeasterly portion of the herein conveyed lands for purposes of ingress and egress for the benefit of the lands just Southerly and adjacent to the herein conveyed lands, as more particularly described in a deed from H. Edward Dyer and wife to Harold Hutchinson dated December 24, 1940 and recorded in Book 10 at Page 518 of the Town of Rutland Land Records. At the same time there is included in this conveyance to the Grantees, Russell C. Smith and Marilyn M. Smith, husband and wife, their heirs and assigns, a right of way over and across that portion of the "Old Mill Road" situated on the premises adjacent to and just Southerly of the herein conveyed premises as set forth and reserved in the deed from Mabel B. Leonard to Harold Hutchinson dated December 17, 1940 and recorded in Book 7 at Page 204 of said Town of Rutland Land Records."

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee

RICHARD E. HOENES, SR. and PATRICIA J. HOENES, husband and wife

and their heirs and assigns, to their own use and behoof forever;
And I the said Grantor

CHARLSIE L. WROTEN

executors and administrators, do for myself and my heirs, covenant with the said Grantee S

RICHARD E. HOENSES, SR. and PATRICIA J. HOENES, husband and wife

and 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 hereinabove mentioned or referred to.

And I hereby engage to Warrant and Defend the same against all lawful claims whatever, except as hereinabove mentioned or referred to.

In Witness Whereof, I have hereunto set my hand and seal this 7th day of June A. D. 19 85

In Presence of

Amel Landan
Witness as to CLW

Jane W...
Witness as to CLW

Charlsie L. Wroten L-S
CHARLSIE L. WROTEN

_____ L-S

_____ L-S

_____ L-S

_____ L-S

NORTH CAROLINA }
State of Vermont, } ss. At Winston-Salem this
FORSYTH County } 7th day of June A. D. 19 85

CHARLSIE L. WROTEN
personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me Lynne Ellen Rowley
Notary Public
(Title)

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. 725284
Date July 22, 1985
Clerk Richard J. Del Bianco

LYNNE ELLEN ROWLEY
NOTARY PUBLIC
FORSYTH COUNTY, N. C. Exp 5-6-90

Received for Record the 22nd day of July A. D. 1985 at 8 o'clock and 00 minutes A.M.

Richard J Del Bianco
Richard J Del Bianco, Town Clerk