

E one hundred sixty-four feet (164'), more or less; N 13° E two hundred twenty four feet (224'), more or less; N 61° W One hundred thirty one feet (131'), more or less; N 15° W forty-four feet (44'), more or less; N 5° W eighty-five feet (85'), more or less; N 8° E fifty-six feet (56'), more or less; N 11° W one hundred thirteen feet (113'), more or less; N 40° W ninety-three feet (93'), more or less; N 61° W eighty feet (80'), more or less; N 34° W forty-six feet (46'), more or less; N 41° W one hundred thirty-three feet (133'), more or less; N 29° W sixty-five feet (65'), more or less; N 14° W one hundred eight feet (108'), more or less; N 3° E seventy-seven feet (77'), more or less; to a fence corner: S 76° E two hundred twelve feet (212'), more or less; S 80° E one hundred thirty-eight feet (138'), more or less; S 79° E one hundred forty three feet (143'), more or less; S 77° E one hundred fifteen feet (115'), more or less; S 73° E one hundred nineteen feet (119'), more or less; S 74° E one hundred seventy-eight feet (178'), more or less; S 77° E one hundred seventy-six feet (176'), more or less; thence S 73° E along a fence line to a point where it intersects with the southerly edge of the right of way of Town Road #12; thence along the southerly edge of the right of way.

"Also conveying hereby, but by quitclaim covenants only, is any and all land lying between the centerline of Town Road # 19 and the northeasterly boundary of the parcel herein described.

"Being and meaning a portion of the lands and premises conveyed to the grantor herein and Joanne H. White, husband and wife, (and the said Joanne H. White is now deceased) by Special Warranty Deed of the Northeastern Timber Company dated December 23, 1977 and recorded in Book 33, Page 74 of the Bakersfield Land Records.

"Reference is also made to a survey map prepared by John A. Marsh dated for revision November 29, 1985, Drawing F-98, wherein the above described land is designated as Parcel B." As depicted at Map Book 2, Slide 71.

Parcel Three:

"Being all and the same lands and premises conveyed to Brian O'Keefe and Catherine O'Keefe by Warranty Deed of Gary R. Jacobsohn, dated October 30, 1992, and recorded in Volume 44, Page 394 of the Town of Bakersfield land records, and being described therein as follows:

"A parcel of land consisting of 31 acres, more or less, situated south of Town Road #46 in the Town of Bakersfield which is bounded and described as follows:

"Commencing at a point, said point being the southwesterly corner of Lot # 1 conveyed to Al Stirt and Wendy Scott of even date and the northwesterly corner of the lot herein conveyed; thence South 12° 30' West a distance of 1228.5 feet, more or less to a point; thence South 42° 30' West a distance of 341.8', more or less, to a stump; thence in an easterly direction a distance of 780', more or less, to a point marked by a yellow post set in the ground; thence N 18° West a distance of 300 feet, more or less, to a point; thence N 35° 50' East a distance of 140 feet, more or less, to a point; thence North 88° East a distance of 404 feet, more or less, to a point; thence North 66° East a distance of 200 feet, more or less, to a point; thence North 45° East a distance of 349 feet, more or less, thence North 52° East a distance of 129 feet, more or less, to a point marked by an iron pin set in the ground; thence North 21° 45' West a distance of 694.5 feet, more or less, to a point. Said point is defined as the midpoint on the line marked N 21° 45' West on the property survey map of Jacobsohn and Blanchard; thence turning at an angle and proceeding in a general westerly direction a distance of 925 feet, more or less, to the point or place of beginning.

"The above described parcel is a portion of the Jacobsohn Parcel on a survey map entitled Jacobsohn-Blanchard Enosburg and Bakersfield, Vermont: dated October 2, 1974, prepared by Palmer Company, Ltd., Job # 74-98, as revised by the Engineer on October 18, 1974 and depicted at Map Book 2, Slide 4.

"Being a portion of the land and premises conveyed to Gary Jacobsohn by Warranty Deed of Cadwallader Brooks and Kathleen Brooks dated October 18, 1974 and recorded in Book 31, Page 383 of the Town of Bakersfield Land Records. Said Warranty Deed sets forth the following:

"Also conveyed hereby (and the parcel is subject to) is a right of way to be used in common with others from Town Road #46 in a southerly direction to the above described parcel, and continuing in a southerly direction through the entire length of the parcel to land now or formerly owned by Warren Rivers. Said right of way to be used in common with others

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT SHAWN ROBINSON and ELIZABETH ROBINSON, of Bakersfield, County of Franklin and State of Vermont, (hereinafter referred to as Grantors), in the consideration of TEN AND MORE DOLLARS paid to the Grantors' full satisfaction by VINCENT BEAVER and HOLLY BEAVER, of Evergreen, County of Jefferson and State of Colorado (hereinafter referred to as Grantees), by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees VINCENT BEAVER and HOLLY BEAVER, Husband and Wife, Tenants by the Entirety, and the Grantees' heirs and assigns forever, a certain piece of land in the Towns of Bakersfield and Enosburg, County of Franklin and State of Vermont, described as follows, viz:

Being the same lands and premises conveyed to Shawn Robinson and Elizabeth Robinson by Warranty Deed of Cathy Baker and Brian O'Keefe, dated September 7, 2006 and recorded in Volume 61 at Page 497 of the Town of Bakersfield Land Records and Volume 108 at Page 223 of the Town of Enosburgh Land Records and being more particularly described therein described as follows:

Parcel One:

"Being all and the same land and premises conveyed to Brian O'Keefe by Warranty Deed of F. Ronald Dimond, dated December 4, 1989, and recorded in Volume 41, Page 459 of the Town of Bakersfield land records, and described therein as follows:

"Two (2) parcels of land containing 98.5 acres, more or less, with all buildings and improvements thereon,

"Being all and the same land and premises conveyed to the within Grantor, F. Ronald Dimond, by Warranty deed of Robert C. White, dated December 4, 1985 and recorded in Book 37, Pages 296-297 of the Bakersfield Town Land Records, (PARCEL A), said land is designated as Parcel A on a Plat of Survey prepared by John Marsh, dated April 22, 1981, revised November 19, 1985 recorded in Book No. 37, Page 296 of the Town of Bakersfield Land Records, and by Warranty Deed of Robert C. White, dated March 18, 1988, and recorded in Book 39, Page 460 of the Town of Bakersfield Land Records (PARCEL C), said land is designated as Parcel C on a Plat of Survey prepared by John Marsh dated April 22, 1981, revised November 29, 1985 and recorded in Book No. 37, Page 296 of the Bakersfield Land Records . . ." [known as Map Book 2, Slide 71].

Parcel Two:

"Being all and the same lands and premises conveyed to Brian O'Keefe and Catherine O'Keefe by Warranty Deed of Robert C. White, dated January 24, 1990, and recorded in Volume 42, Page 48 of the Town of Bakersfield land records, and being more particularly described therein as follows:

"A parcel of land containing thirty-seven (37) acres, more or less, lying southwesterly of, and adjacent to, Town Road #12 and more particularly described as follows:

"Beginning at a point on the southerly edge of the right of way of Town Road # 12, said point lies two hundred eighty feet (280') (measured along the southerly edge of Town Road # 12) from the intersection of the northerly boundary of the herein described parcel with the southerly edge of the right of way of Town Road # 12; thence S 27° W one thousand six hundred thirty feet (1630'), more or less, to a point; thence S 18° W eighty-seven feet (87'), more or less, along a fence-line to a point; thence S 14° W two hundred seventy-five feet (275'), along a fence line and stone wall to a corner; thence N 77° W to hundred feet (200'), more or less, along a stone wall to a point; thence N 75° W two hundred forty-two feet (242'), more or less, along a stone wall to a point where it corners with a fence line; thence in and along a fence line on the following courses and distances: N 2° W ninety-one feet (91'), more or less; N 8° E seventy-five feet (75'), more or less; N 1° E sixty feet (60'), more or less; N 11° E one hundred thirteen feet (113'), more or less; N 15° E two hundred feet (200'), more or less; N 8° E one hundred ninety feet (190'), more or less; N 4° E two hundred feet (200'), more or less; N 8° E ninety-seven feet (97'), more or less; N 11°

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for the purposes of access to the land served to said Town Road #46.

"Reference is also made to an Agreement between the parties hereto dated June 27, 1972 of record in Book 31, Page 118 of the Bakersfield Land Records and also to an Agreement between Cadwallader Brooks and Kathleen Brooks and the Gibou Valley, Inc. dated June 27, 1972 and recorded in Book 31, Page 117 of the Bakersfield Land Records and in Book 55, Page 186 of the Enosburg Land Records.

"Said 31 acres, more or less, parcel of land was approved by the Town of Bakersfield for a subdivision permit dated October 7, 1992, depicted as Lot #2. The acreage was determined by the grantee herein and the grantor herein grants no warranty as to the acreage of the parcel herein conveyed.

"Grantees agree that no structure shall be placed within 300 feet of the northerly line of the within conveyed Lot #2."

Parcel Four:

"Being all and the same lands and premises conveyed to Brian O'Keefe and Catherine O'Keefe by Warranty Deed of Robert C. White, dated January 6, 1993, and recorded in Volume 44, Page 459 of the Town of Bakersfield land records, and being described therein as follows:

"A parcel of land containing 20.2 acres, more or less, lying easterly of, and adjacent to, Town Highway #12 and more particularly described as follows:

"Beginning at a point on the centerline of Town Highway #12 which point designates the southwesterly corner of the parcel herein described:

"Thence in and along the centerline of Town Highway #12 on the following courses and distances:

N 25° W seventy feet (70'), more or less;
N 22° W one hundred twenty feet (120'), more or less;
N 12° W one hundred six feet (106'), more or less;
N 4° E one hundred sixty-nine feet (169'), more or less;
N 20° E two hundred feet (200'), more or less;
N 3° W one hundred sixty-seven feet (167'), more or less;
N 38° E forty-four feet (44'), more or less;
N 56° E forty-four feet (44'), more or less, to a point on the centerline of Town Highway #46;

Thence in and along the centerline of Town Highway #46 on the following courses and distances:

S 74° E four hundred feet (400'), more or less;
S 69° E two hundred feet (200'), more or less;
S 75° E eighty-five feet (85'), more or less;
S 86° E two hundred feet (200'), more or less;
S 76° E two hundred fourteen feet (214'), more or less;

Thence on the following courses and distances along a barbed wire fence:

S 11° W two hundred feet (200'), more or less;
S 14° W four hundred feet (400'), more or less;
S 16° W one hundred eighty-three feet (183'), more or less;
S 16° W fifty feet (50'), more or less, to a corner;
Thence N 79° W nine hundred feet (900'), more or less, to the point of beginning.

"Being and meaning a portion of the same lands and premises conveyed to Robert C. White and his now deceased wife, Joanne H. White by warranty deed of The Northeastern Timber Company dated December 23, 1977 and recorded in Book 33, Page 74 of the Bakersfield Land Records.

"Reference is also made to a survey map prepared by John A. Marsh of Essex Junction, VT dated April 22, 1981, drawing F-98, revised 11/29/85 as depicted as Parcel D at Map Book 2, Slide 71.

"The grantor further conveys any interest he may have in and to a certain restrictive covenant concerning a three hundred foot (300') strip of land more fully set forth in a warranty deed of Robert C. White to F. Ronald Dimond dated December 4, 1985. The lands set forth in said deed were subsequently conveyed by F. Ronald Dimond in the grantees herein.

"All lands lying within the right of way limits of Town Highways #12 and #46 are conveyed with quitclaim covenants only, and no warranties apply thereto."

Parcel Five:

Being all and the same lands and premises conveyed to Brian O'Keefe by Warranty Deed of Dean Wright and Angela Wright, dated April 12, 2001, and recorded in Volume 52, Page 347 of the Town of Bakersfield land records, and in Volume 89, Page 186 of the Town of Enosburg land records, and being described therein as follows:

"Being a parcel of land consisting of 22.2 acres, more or less, situated in the Towns of Enosburg and Bakersfield, Vermont, and being further described as follows:

"Commencing at the southeast corner of the within described parcel, which point marks the point of intersection of the common boundary line between the within described parcel and other lands of Brian and Catherine O'Keefe and the westerly sideline of Bakersfield Town Highway #12; thence N 75° 00' W along an existing wire fence a distance of 1441.40 feet, more or less, to a point on the east bank of the Cold Hollow Brook; thence proceeding in a northerly direction along the east side of the Cold Hollow Brook on a tie line bearing of N 11° 47' W a distance of 1,568.04 feet, more or less, to a point; thence turning to the right and proceeding N 77° 39' E a distance of 341.55 feet, more or less, to a point marked by an iron pin set in the ground; thence turning to the right and proceeding S 08° 48' E a distance of 362.67 feet, more or less, to a point marked by an iron pin set in the ground; thence S 04° 38' E a distance of 347.28 feet, more or less, to a point marked by an iron pin set in the ground; thence S 18° 53' E a distance of 170.29 feet, more or less, to a point marked by an iron pin set in the ground in the boundary line between the Towns of Enosburg and Bakersfield; thence S 20° 47' E a distance of 214.00 feet, more or less, to a point marked by an iron pin set in the ground; thence S 16° 25' E a distance of 217.74 feet, more or less, to a point marked by an iron pin set in the ground; thence S 15° 38' E a distance of 231.17 feet, more or less, to a point marked by an iron pin set in the ground; thence S 30° 47' E a distance of 190.38 feet, more or less, to a point marked by an iron pin set in the ground; thence S 57° 40' E a distance of 101.30 feet, more or less, to a point marked by an iron pin set in the ground; thence N 87° 42' E a distance of 171.88 feet, more or less, to a point marked by an iron pin set in the ground; thence N 42° 03' E a distance of 151.52 feet, more or less, to a point marked by an iron pin set in the ground; thence N 61° 40' E a distance of 235.55 feet, more or less, to a point marked by an iron pin set in the ground; thence N 42° 51' E a distance of 144.12 feet, more or less, to a point marked by an iron pin set in the ground; thence N 22° 24' E a distance of 249.26 feet, more or less, to a point marked by an iron pin set in an existing [stone] wall in the common boundary line between the Towns of Bakersfield and Enosburg; thence N 22° 24' E a distance of 44.11 feet, more or less, to a point on the southerly edge of Enosburg Town Highway #43; thence running to the right and proceeding S 51° 24' E along the south side of said Town Highway #43 a distance of 106.72 feet, more or less, to a point, which point marks the intersection of the town lines between Enosburg and Bakersfield with the east side of Enosburg Town Highway #43 and Bakersfield Town Highway #12; thence proceeding S 25° 28' E along the west side of Bakersfield Town Highway #12 a distance of 53.42 feet, more or less, to a point; thence proceeding S 08° 52' E along the west side of Bakersfield Town Highway #12 a distance of 72.34 feet; thence proceeding S 00° 46' E along the west side of Bakersfield Town Highway #12 a distance of 341.13 feet, more or less, to a point; thence S 03° 44' W along the west side of said Bakersfield Town Highway #12 a distance of 159.80 feet, more or less, to a point; thence proceeding S 10° 35' E along the west side of said Bakersfield Town Highway #12 a distance of 81.51 feet, more or less, to a point; thence S 20° 30' E along the west side of said Bakersfield Town Highway #12 a distance of 114.53 feet, more or less, to the point or place of beginning.

"The above described parcel is shown on a survey entitled "Plan Prepared for Dean C. & Angela Wright" prepared by Harvey W. Chaffee, dated October 27, 2000 and designated Map #2000-23 as depicted at Map Book 5, Slide 15 in Bakersfield Land Records and at Map Book 3, Slide 83 of the Enosburg Land Records.

"Also conveyed hereby is an easement or right of way twenty (20) feet in width leading from the northwest corner of the within described parcel in a northerly and easterly

Bakersfield, Vermont Town Clerks Office received the foregoing, a true copy for record on Oct. 23rd, A.D. 2019 at 08:00 am.

Attest: Katherine Westcom Katherine Westcom Town Clerk

VERMONT PROPERTY TRANSFER TAX

32 V.S.A. CHAP. 231

- ACKNOWLEDGEMENT-
RETURN RECEIVED

(INCLUDING CERTIFICATES, AND IF REQUIRED,
ACT 250 DISCLOSURE STATEMENT) AND TAX PAID-

Signed:

Katherine Westcom, Clerk

Date:

Oct 23, 2019

direction across other lands of Dean C. and Angela Wright to the westerly side of Enosburg Town Highway #43, as said right of way is shown on the above survey map.

"Being a portion of the land and premises conveyed to Dean C. and Angela Wright by warranty deed of Elizabeth L. Hazo dated September 17, 1999 and of record in Book 50, Page 513 of the Bakersfield Land Records and Book 85, Pages 343-344 of the Enosburg Land Records.

"Reference is hereby made to the instruments and plans referred to above and the records thereof, and the instruments and plans referred to therein and the records thereof, in further aid of this description.

"Catherine O'Rourke, Catherine Baker and Cally Baker are one and the same person.

"The Property may be subject to the following:

2. rights of the public and others legally entitled thereto in any portion of the property lying within the boundaries of a public road, way, street, trail, or alley to the extent not otherwise extinguished by the Vermont Marketable Record Title Act (27 V.S.A. §§ 601-604)."

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

thereof, to the said VINCENT BEAVER and HOLLY BEAVER, Husband and Wife, Tenants by the Entirety, and the Grantees' heirs and assigns, to their own use and behoof forever, and the said Grantors, for the Grantors and their heirs and assigns, do covenant with the said Grantees, and the Grantees' heirs and assigns, that until the cessing of these presents the Grantors 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; and the Grantors are hereby engaged to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as aforesaid.

IN WITNESS WHEREOF, the Grantors set their hands and seals this 23rd day of October 2019.

SHAWN ROBINSON

ELIZABETH ROBINSON

STATE OF VERMONT
)
)
COUNTY OF FRANKLIN

At Enosburg, this 12 day of October, 2019, SHAWN ROBINSON and ELIZABETH ROBINSON, personally appeared and they acknowledged the foregoing instrument by them sealed and subscribed, to be their own free act and deed.

My Commission Expires: 01/31/2021

Notary Public

Before me

Shawn Robinson