

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS That I, EDWARD R. BABBITT, of Orwell in the County of Addison and State of Vermont, Grantor, in the consideration of TEN (\$10.00) OR MORE DOLLARS paid to my full satisfaction by EDWARD R. BABBITT and SUSAN J. BABBITT, husband and wife, of Orwell in the County of Addison and State of Vermont, Grantees, have **REMISED, RELEASED AND FOREVER QUITCLAIMED** unto the said Grantees, EDWARD R. BABBITT and SUSAN J. BABBITT, all right and title which I, EDWARD R. BABBITT, Grantor, or my heirs have in, and to a certain piece of land in the Town of Orwell in the County of Addison and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Edward Babbitt by Warranty Deed of Aldona C. White and Claire H. White dated September 11, 1986, recorded in Book 39, Page 161 of the Orwell Land Records, and more particularly described therein as follows:

"Being the same lands and premises reserved in a Warranty Deed from Aldona C. White and Claire H. White to Edmund V. Ouellette and Barbara E. Ouellette dated February 1, 1972 and recorded at Book 32, Page 92 of the Town of Orwell Land Records, said parcel excepted being described as a certain parcel of land as shown on a plan entitled 'Portion of Property of Aldona C. White and Claire M. White' dated December 9, 1966, and revised December 29, 1971, by Lee H. Lowell, said parcel reserved being described as follows:

Commencing at a pin located in the westerly line of the highway which runs from Chipman Point to Orwell, said pin marking the northwesterly corner of land supposed to be of Lyndon S. Fyles; and running thence north 87 degrees 14' west along a barbed fence, 145.6 feet to a pin; thence running north 86 degrees 05' west along a wire fence, 363.3 feet to a pin; thence running south 83 degrees 46' west 141.4 feet to a pin; thence running south 79 degrees 18' west 49.95 feet to a point in the northerly low water line of the shore of Lake Champlain; thence running northwesterly, westerly, southerly, westerly and again northerly following the said approximate low water line of said Lake Champlain to an iron pin as shown on said plan; thence running north 43 degrees 10' east 42 feet to an 8" elm tree; thence continuing in the same line 92.9 feet to an iron pin; thence running south 74 degrees 32' east 471.37 feet to an iron pin; thence running north 89 degrees 10' east 241.39 feet to a pin; thence running north 67 degrees 38' east 115.68 feet to a pin in the westerly line of the aforementioned highway; thence running south 23 degrees 07' east along said highway 183.40 feet to the place of beginning.

Subject to easements and rights of way of record."

TO HAVE AND TO HOLD all of my right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said Grantees, EDWARD R. BABBITT and SUSAN J. BABBITT, husband and wife, as tenants by the entirety, their heirs and assigns forever.

AND FURTHERMORE, I, the said Grantor, EDWARD R. BABBITT, do for myself,
my heirs, executors and administrators, covenant with the said Grantees, EDWARD R.
BABBITT and SUSAN J. BABBITT, their heirs and assigns, that from and after the ensealing of
these presents I, the said Grantor, EDWARD R. BABBITT, will have and claim no right, in, or
to the said quit-claimed premises.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 30 day of
April, A.D. 2004.

IN PRESENCE OF:

Kerry D. Burke
WITNESS

Edward R. Babbitt L.S.
EDWARD R. BABBITT

STATE OF VERMONT

COUNTY OF ADDISON, SS.

At Middlebury this 30 day of April, A.D. 2004, EDWARD R.
BABBITT personally appeared, and he acknowledged this instrument, by him sealed and
subscribed, to be his free act and deed.

Before me, Kerry D. Burke
Kerry D. Burke Notary Public
My Commission Expires: February 10, 2007

ACKNOWLEDGEMENT
RETURNED RECEIVED
(Including certificates and, if required Act 250
disclosure statement) and Tax paid
RETURN NO. A-9-04
SIGNED Elizabeth Walker CLERK
DATE May 7, 2004

Received for recording May 7 A.D. 2004 at 9:30 o'clock A. M.

ATTEST: Elizabeth Walker
ass't Town Clerk