

## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that we

**RICHARD MUNCH AND ROBERT MUNCH**

both of the Town of Poultney, in the County of Rutland and State of Vermont, *Grantors*, in the consideration of One Dollar and other good and valuable consideration paid to our full satisfaction by

**RFM RENTALS, LLC**

of the Town of Poultney, in the County of Rutland and State of Vermont, *Grantee*, by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM**, unto the said *Grantee*,

**RFM RENTALS, LLC**

and its successors and assigns forever, a certain piece of land in the Town of Poultney, in the County of Rutland and State of Vermont, described as follows, viz:

Being the same lands and premises as described in a deed from Robert F. Farkas and Lola F. Farkas, husband and wife, to Richard Munch and Robert Munch, as tenants in common, dated August 4, 2006 and recorded in the Town of Poultney Land Records in Book 131 at Pages 218-220 and more particularly described in Schedule A, attached.

Also being the same lands and premises as described in an easement deed from Robert Farkas and Lola Farkas, husband and wife, to Richard Munch and Robert Munch, as tenants in common, dated August 4, 2006 and recorded in the Town of Poultney Land Records in Book 131 at Pages 220-221 and more particularly described in Schedule A, attached.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said *Grantee*

**RFM RENTALS, LLC**

and its successors and assigns, to its own use and behoof forever;

And we, the said *Grantors*,

**RICHARD MUNCH AND ROBERT MUNCH**

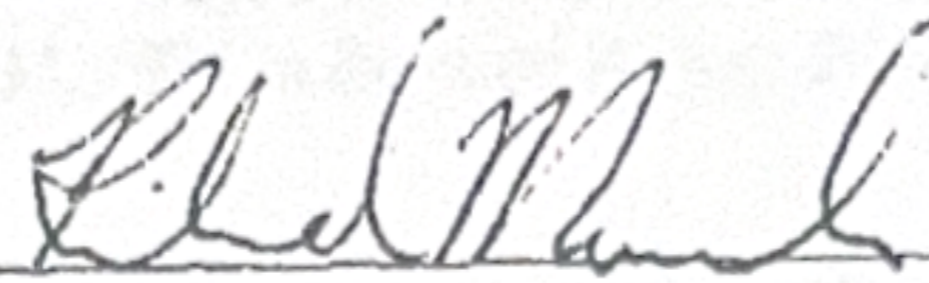
for ourselves and our heirs, executors and administrators, do covenant with the said *Grantee*,

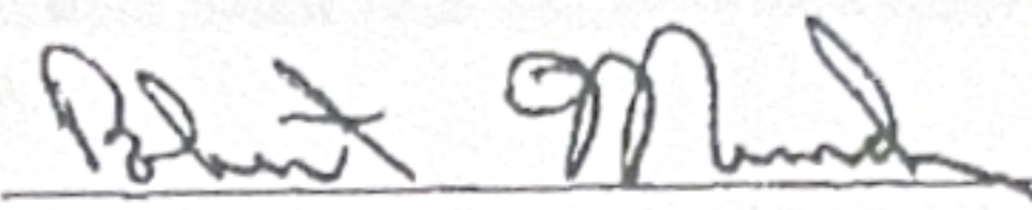
**RFM RENTALS, LLC**

its successors and assigns, that until the encasing of these presents, we are the sole owners of the premises and have good right and title to convey the same in manner aforesaid, **FREE FROM EVERY ENCUMBRANCE**, except as set forth in Schedule A hereto and utility easement of record, if any;

And we hereby engage to **WARRANT AND DEFEND** that same against all lawful claims whatever, except as contained and referred to herein.

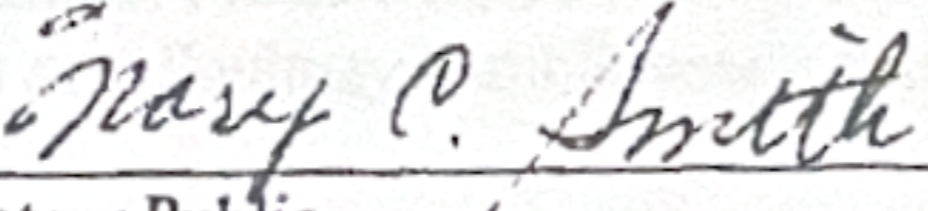
**IN WITNESS WHEREOF**, we hereunto set our hands and seals this 20<sup>th</sup> day of January, 2009.

  
\_\_\_\_\_  
Richard Munch

  
\_\_\_\_\_  
Robert Munch

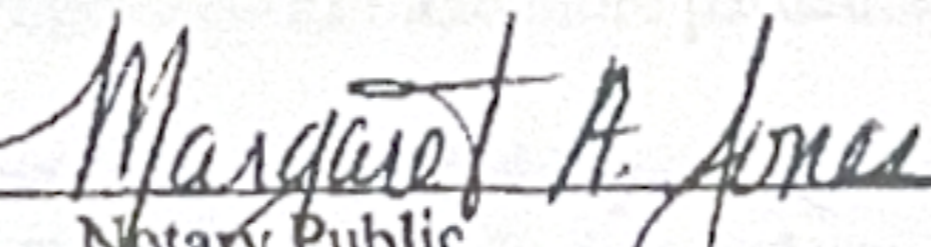
STATE OF VERMONT  
COUNTY OF RUTLAND, ss.

At the Town of Poultney, in said County, this 20<sup>th</sup> day of January, 2009, personally appeared Richard Munch and he acknowledged the foregoing instrument by him sealed and subscribed to be his free act and deed.

Before me:   
\_\_\_\_\_  
Notary Public  
My commission expires: 2/10/2011

STATE OF VERMONT  
COUNTY OF RUTLAND, ss.

At the Town of Poultney, in said County, this 21<sup>st</sup> day of January, 2009, personally appeared Robert Munch and he acknowledged the foregoing instrument by him sealed and subscribed to be his free act and deed.

Before me:   
\_\_\_\_\_  
Notary Public  
My commission expires: 2/10/2011

SCHEDULE A

[Attachment to Warranty Deed from Richard Munch and Robert Munch to RFM Rentals LLC - Poultney, VT]

Being the same lands and premises as described in a deed to Robert F. Farkas and Lola F. Farkas dated July 15, 1986 and recorded in the Town of Poultney Land Records in Book 75 at Pages 14-15 and more particularly described as follows:

"Being the same lands and premises conveyed to James F. Mason by deed of Mary R. Mason dated May 13, 1983, and recorded June 14, 1983 in Book 68 at Page 148 of the Town of Poultney Land Records.

"Being all of the lands and premises conveyed by Warranty Deed to Mary R. Mason from Timothy Maxfield, dated September 15, 1981 in Book 66 at Page 200 of the Poultney Land Records.

"Being the same lands and premises conveyed by deed of Lillian (Marshall) Hoch to Timothy A. Maxfield and Marlene Maxfield dated June 28, 1979 and recorded in Book 64 at Page 182 of the Poultney Land Records.

"Being all and singular the same lands and premises described and referred to in deed from Ernest J. Boyce and Sara M. Boyce, his wife, to James H. Marshall and Martha M. Marshall, his wife (now deceased) which deed bears the date June 20<sup>th</sup> 1922 and is recorded in Poultney Public Land Records in Book 37 at Page 220. The lands and premises are therein described as follows:

"Bounded on the north by lands of Jonathan Stevens; on the East by the highway leading from the Village of Poultney to Castleton and on the South and West by land of said Jonathan Stevens, containing five (5) acres, more or less, and being the first piece of land described in a certain deed from James W. Gilmore to said Sara M. Boyce bearing date the 25<sup>th</sup> day of October, 1884 and recorded in said Poultney Land Records, Book 26, Pages 326 and 327.

"Further reference is made to a survey plat of the premises herein conveyed prepared for Otto and Lillian Hoch by Kenneth A. Grant, a copy of which is filed in the records of the Poultney Town Clerk.

"To which deed, other title deeds of record, reference therein contained and the records thereof, reference is hereby made and had for a more particular description."

Reference is further made to an easement deed from Robert F. Farkas and Lola F. Farkas to Richard Munch and Robert Munch dated August 4, 2006 and recorded in the Poultney Land Records in Book 131 at Pages 220-221 and more particularly described as follows:

"Being an easement for a mound field system (primary and replacement) on a portion of lands conveyed to Robert Farkas and Lola Farkas by Lucy Boule, a widow, by her deed dated February 2, 1984, and recorded in Book 70, Pages 13-14, of the Poultney Land Records.

"All bearings set forth herein are Magnetic in reference to the bearing of the south line of

the above parcel as surveyed by Kenneth Grant in July 1977 and filed in Plat Book 1, Page 140, of the Poultney Land Records.

"The parcel upon which this easement is located is described as follows:

"Beginning in the north line of the parcel of land being conveyed to the Grantees herein, Richard Munch and Robert Munch, by the Grantors herein, Robert Farkas and Lola Farkas, at the southeast corner of said mound field easement; a one inch iron pipe found flush, twenty-five feet westerly of Vermont Route #30, bears S. 72° 52'E. four hundred seventy-seven and four tenths (477.4) feet distant;

"THENCE N. 72° 52'W. along said north line of lands being conveyed to said Richard Munch and Robert Munch one hundred eighty-eight and three tenths (188.3) feet; a 3/4 inch iron pipe found, marking the northwest corner of lands being conveyed to said Richard Munch and Robert Munch bears N. 72° 52'W. two hundred thirty-nine and three-tenths (239.3) feet distant;

"THENCE through lands of said Robert Farkas and Lola Farkas the following four courses:

1. N. 63° 54'E. one hundred forty-six and nine tenths (146.9) feet.
2. N. 69° 11'E. fifty-five and two-tenths (55.2) feet.
3. S. 62° 24'E. seventy and three-tenths (70.3) feet.
4. S. 31° 35' E. one hundred twenty-five and eight tenths (125.8) feet to the place of beginning, containing 0.40 acre, be the same more or less.

"Reference is made to a map or survey prepared by Alan T. Hopkins, RLS #133, dated May 15, 2006 and revised 6/01/2006, which map or survey is to be filed in the Poultney Land Records. The directions and distances set forth in the foregoing description are taken from said map or survey, which shall be controlling in all instances with reference to said description.

"It is expressly understood that said right of way and easement is to be used for the installation and maintenance of a mound type wastewater treatment/disposal system, for use by an auto body repair shop only."

Reference is further made to an agreement between Robert Farkas and Lola Farkas, husband and wife, and Robert Munch and Richard Munch dated August 15, 2006 and recorded in the Town of Poultney Land Records in Book 131 at Pages 222-223.

To which deeds, surveys and other title deeds of record, the reference therein contained and the records thereof, reference is hereby made and had for a more particular description of the subject premises.

**-ACKNOWLEDGEMENT-**

Received for Record Date 1/22/09 Time 12:44 pm  
Attest [Signature] Town Clerk

Return Received - Including  
Certificates and if required  
ACT 250 Disclosure Statement  
Tax Paid

Return of: [Signature] Date January 22, 2009  
by: [Signature] Town Clerk