

07

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, _____, of Cavendish in the County of Windsor and the State of Vermont, Grantor, in consideration of One Dollar and other valuable consideration paid to my full satisfaction by _____, of Cavendish in the County of Windsor and State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, _____, a certain piece of land in Cavendish in the County of Windsor and State of Vermont, described as follows:

"All and the same lands and premises conveyed to the said _____, Inc. by deed of The Town of Cavendish School District which deed is dated October 18, 1973 and recorded in Vol. 34, Pages 371-373 of Cavendish Land Records in which deed said premises are described as follows:

"Being a portion of the property conveyed to the Town of Cavendish School District by warranty deed of the Town of Cavendish, dated March 15, 1973, and recorded in Book 34, Page 193 of the Town of Cavendish Land Records, and being more particularly described as follows:

Starting at an iron pin in the most Southerly corner of property of Patricia R. McNamara; said pin also being the most Westerly corner of the parcel herein described; said pin also being on the Northeasterly bank of a small stream; thence along the land of said McNamara, North 51° 09' East a distance of 199.83 feet to a stone monument; North 10° 57' East a distance of 124.79 feet to a stone monument; North 23° 02' West a distance of 70.02 feet to a stone monument; North 24° 54' West a distance of 29.22 feet to a stone monument, and North 78° 00' East a distance of 46.00 feet to an iron pin in the Southwesterly line of Parcel #5 of the Duttonsville Common School District #7; thence along said Parcel #5, South 59° 23' East a distance of 264.21 feet to an iron pin and South 40° 30' East a distance of 221.07 feet to an iron pin at the most Northerly corner of a parcel of land owned by one Sperry; thence along the land of said Sperry South 49° 45' West a distance of 247.5 feet and South 40° 00' East a distance of 70 feet to the Northwesterly right-of-way limits of Vermont Route 131; thence along said right-of-way, following the arc of a curve to the left, 93 feet Southwesterly to a corner of Parcel #1 owned by the Town of Cavendish; thence along said Parcel #1, Northwesterly 36 feet and Westerly 44 feet to a chain link fence; thence in line with said chain link fence, and along said Parcel #1 and Parcel #2 owned by the Town of Cavendish, and land of Richard and Rowena Tucker, South 52° 54' West a distance of 93 feet to an iron pin in the line of property owned by said Tucker; thence along the land now or formerly owned by Vermont Hydro-Electric Corporation, North 34° 35' West a distance of 141.70 feet to an iron pin

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
ACKNOWLEDGMENT
Return Recalled
Return No. 22-60
Signed Patricia R. McNamara
Date September 1, 2021

BK 90

871

and North 44° 23' West a distance of 177.60 feet, crossing the first mentioned stream to the point of beginning.

The above described parcel is conveyed subject to rights of way of record, as shown on the plan entitled 'Property of The Duttonsville Common School District #7, Et. Al. Cavendish, Vermont, Scale: 1" = 50', latest revision date June 12, 1973, by Southern Vermont Surveys, Rockingham, Vermont.

EXCEPTING and RESERVING from the above conveyance the 0.48 acres+/- 'Sperry Land as shown on the above mentioned survey, as Note #3."

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, _____, and her heirs and assigns, to her own use and behoof forever; AND I, the said Grantor, _____ for myself and my heirs, executors and administrators, do covenant with the said Grantee, _____, and her heirs and assigns, that from and after the ensembling of these presents, I will have and claim no right in, nor title to, said quit-claimed property.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 6TH day of Aug. 6TH 2021.

[Handwritten signature]

STATE OF VERMONT
COUNTY OF WINDSOR, SS:

At the Town of CAVENDISH, in said County, on this 6th day of AUGUST 2021, Daniel W. Churchill, personally appeared and acknowledge the foregoing instrument, by their sealed and subscribed to be their free act and deed.

Before me

Diane M. McNamara
Notary Public
My Commission Expires: 01/31/2023
157.0003558

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ACKNOWLEDGMENT
Notary Public
Diane M. McNamara
01/31/2023
157.0003558

Received for record September 1 2021 at 9 o'clock 0 Minutes A M
A True Record Attest: Diane M. McNamara
Town Clerk