

**WARRANTY DEED
KNOW ALL BY THESE PRESENTS THAT**

LEWIS W. BALDVINS AND FRANCES H. BALDVINS

of Springfield, County of Windsor and State of Vermont, Grantors, in the consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION**, paid to our full satisfaction by

BRI-NIK ENTERPRISES, INC.

A Vermont Corporation with a Principal Place of business in Rockingham, County of Windham and State of Vermont, Grantee, by these presents do freely give, grant, sell, convey and confirm unto the said Grantee,

BRI-NIK ENTERPRISES, INC.

its successors and assigns forever, a certain piece of land in Springfield, County of Windsor and State of Vermont, described as follows viz:

Being all the remaining lands and premises conveyed to Lewis W. Baldvins and Frances H. Baldvins by the Warranty Deed of Browning-Ferris Industries of Vermont, Inc. dated April 25, 1975 and recorded in Book 69 at Page 285 of the Springfield Land Records and being a parcel of land approximately 11,500 square feet and located southerly of the southerly boundary line of the lands conveyed to HB Trucking, LLC by the Warranty Deed of Ray P. Austin and Mary F. Austin dated June 26, 2009 and recorded June 29, 2009 in Book 448, Page 114 of the Springfield Land Records.

These premises are subject to and benefitted by all easements and rights of way.

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

BRI-NIK ENTERPRISES, INC.

Its successors and assigns, to their own use and behoof forever; and

LEWIS W. BALDVINS AND FRANCES H. BALDVINS

the said Grantors, for themselves and their heirs and assigns, do covenant with the said Grantee,

BRI-NIK ENTERPRISES, INC.,

its successors and assigns, that until the ensembling 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 aforesaid, and We hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

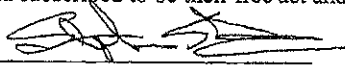
IN WITNESS WHEREOF, We hereunto set our hands and seals this 31st day of December, 2012.


LEWIS W. BALDVINS


FRANCES H. BALDVIS

STATE OF VERMONT
WINDSOR COUNTY, SS.

At Springfield in said County, this 31st day of December, 2012, personally appeared LEWIS W. BALDVINS AND FRANCES H. BALDVINS and they acknowledged this instrument by them sealed and subscribed to be their free act and deed.

Before me 
Notary Public
My Commission Expires: 2/10/15

Springfield, VT Received For Record
ON Jan 03, 2013 AT 11:45A
Recorded In Vol: 509 PG: 50

Meredith D. Kellew
Town Clerk

\\server\robyn\Clients\2012\Baldvins-Bri-Nik Enterprises(12s)\WD.docx

Vermont Property Transfer Tax Form Received Jan 03, 2013 11:45A
Recorded in VOL: 2013 PG: 1
ATTEST: Meredith D. Kellew, Town Clerk

PARKER & ANKUDA, P.C.
ATTORNEYS AND
COUNSELORS AT LAW
P. O. BOX 519
SPRINGFIELD, VT. 05156

**WARRANTY DEED
KNOW ALL BY THESE PRESENTS THAT**

Ray P. Austin and Mary F. Austin

of Springfield, County of Windsor and State of Vermont, Grantors, in the consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION**, paid to our full satisfaction by

HB Truck Service, LLC

A Vermont Limited Liability Company with a Principal Place of business in Springfield, County of Windsor and State of Vermont, Grantee, by these presents do freely give, grant, sell, convey and confirm unto the said Grantee,

HB Truck Service, LLC

Its successors and assigns forever, a certain piece of land in Springfield, County of Windsor and State of Vermont, described as follows viz:

Being all and the same lands and premises conveyed to the within Grantor by the Warranty Deed of Lewis W. Baldvins and Frances H. Baldvins dated November 7, 1975 and recorded in Book 70 at Page 146 of the Springfield Land Records and therein more particularly described as follows:

"Being a portion of all and the same premises located at or about 37 Chester Road in Springfield, Vermont containing 1.39 more or less and further being conveyed to the Grantors by Browning-Ferris Industries of Vermont, Inc. by Warranty Deed dated April 25, 1975 and recorded in Book 69, Page 285 of the Springfield Land Records. Said premises may be further described as commencing at a point in the easterly boundary line of Stocker and Austin which point is 73 feet from the southwesterly corner of the premises conveyed aforesaid; thence continuing along the easterly boundary line of said Stocker and Austin on a course North 40° East a distance of 123 feet to an iron pin; thence North 01° 15' West a distance of 186 feet to an iron pin; thence South 58° 45' East a distance of 151 feet to an iron pin on the boundary line of one Blodgett; thence South 20° West a distance of 98 feet to an iron pin; thence South 76° East 82 feet to an iron pin; thence approximately 18 feet to the center line of the Chester Brook; thence southerly along said Brook a distance of 293 feet to a corner; thence North 50° 30' West a distance of 170 feet to the point of beginning. Including a right of way across premises of the Grantors lying southerly of the above conveyed lot and continuing through premises of Stocker and Austin to the Vermont state route No. 11.

"The premises are conveyed subject to existing sewer line rights conveyed to the Town of Springfield and pole line rights crossing the premises conveyed to the Central Vermont Public Service Corporation and Springfield Local Telephone Company.

"Reserving to the grantors, their heirs and assigns the right to take water from the spring on premises conveyed, subject to this obligation of the Grantors, their heirs and assigns to contribute one half of the maintenance expense of the pipe lines, pump and electrical bill for the pump. The parties shall also share equally in the maintenance expense of the road way entering the properties from the Chester Road."

Also being all and the same lands and premises conveyed to Ray P. Austin and Mary F. Austin by the Quit Claim Deed of Harry Stern dated August 19, 1994 and recorded in Book 130 at Page 232 of the Springfield Land Records.

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

HB Truck Service, LLC

Its successors and assigns, to their own use and behoof forever; and

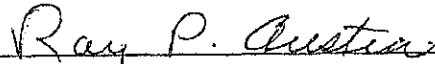
Ray P. Austin and Mary F. Austin

the said Grantors, for themselves and their heirs and assigns, do covenant with the said Grantee,

HB Truck Service, LLC,

Its successors and assigns, that until the ensealing 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 aforesaid, and We hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 26 day of June, 2009.



Ray P. Austin



Mary F. Austin

VOL: 448 PG: 116
Inst: 1053

STATE OF VERMONT
WINDSOR COUNTY, SS.

At Springfield in said County, this 26 day of June, 2009, personally appeared **Ray P. Austin and Mary F. Austin** and they acknowledged this instrument by them sealed and subscribed to be their free act and deed.

Before me



Notary Public

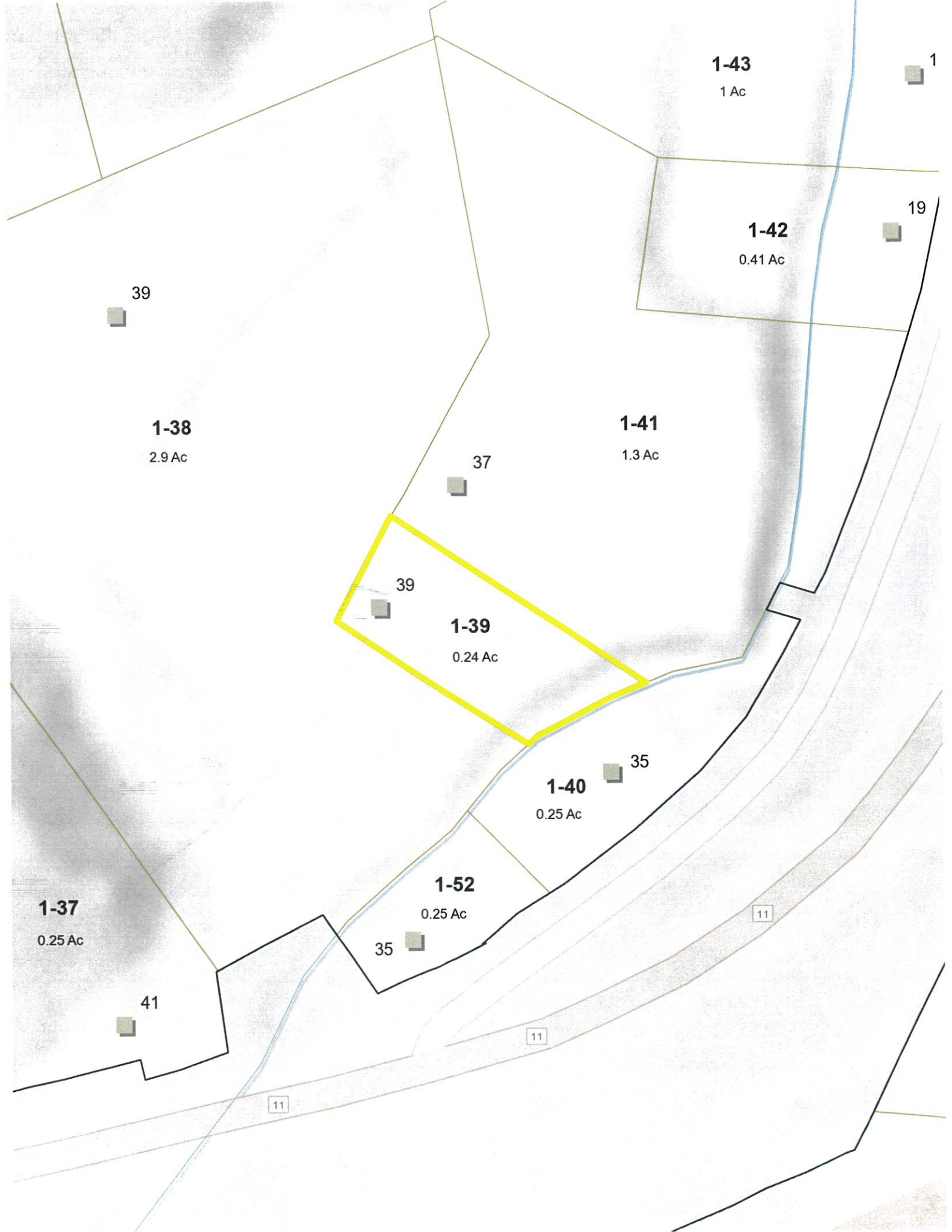
My Commission Expires: 2/10/11

C:\My Documents\Clients\2009\FB Truck-Austin(09p)\WD.docx

Springfield, VT Received For Record
DN Jun 29, 2009 AT 10:29A
Recorded In Vol: 448 PG: 114

Meredith D. Kelley
Town Clerk

VT TRANSFER TAX RECEIVED
Return No. 09-126 Date Jun 29, 2009
Meredith D. Kelley
TOWN CLERK, SPRINGFIELD, VT



1-43

1 Ac

1

1-42

0.41 Ac

19

39

1-38

2.9 Ac

1-41

1.3 Ac

37

39

1-39

0.24 Ac

35

1-40

0.25 Ac

1-37

0.25 Ac

1-52

0.25 Ac

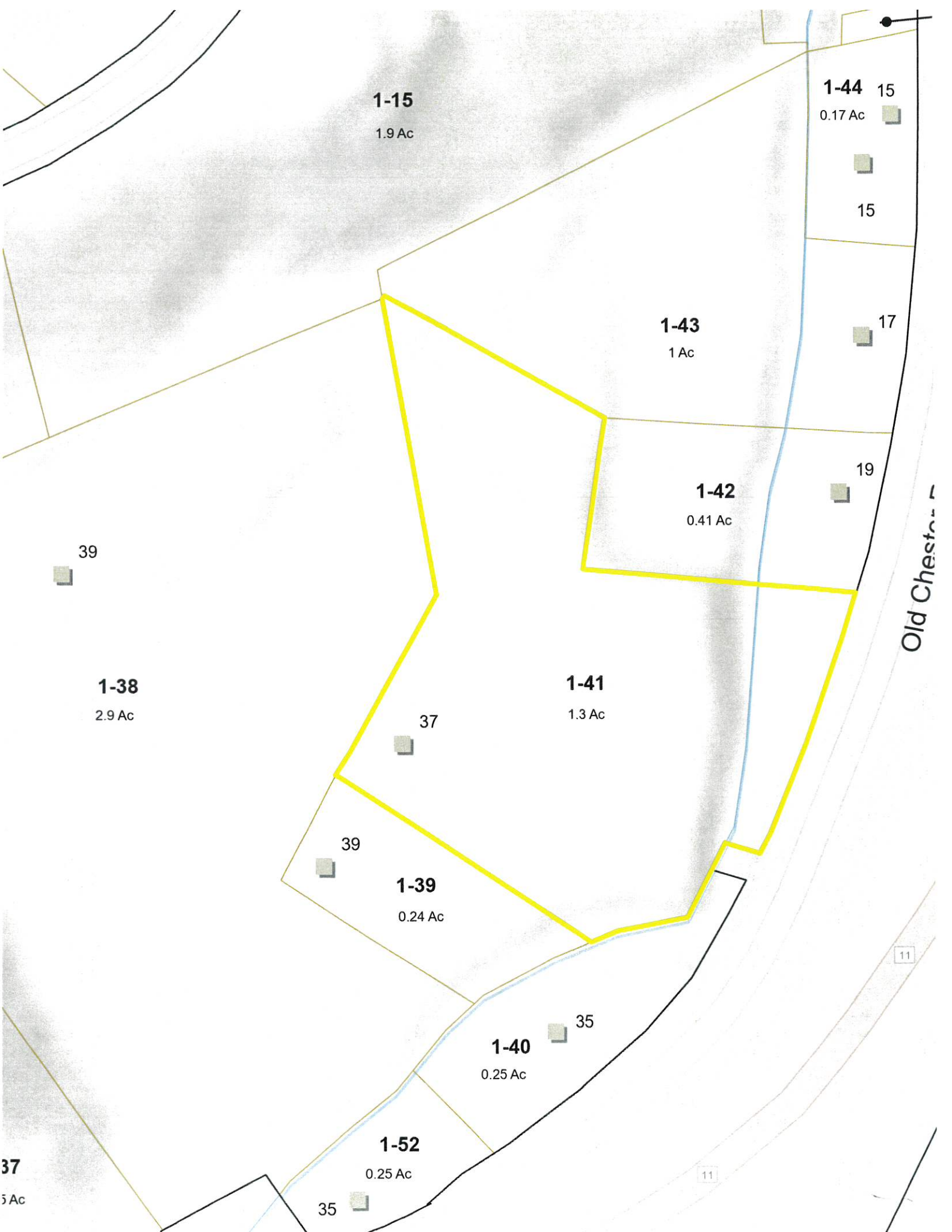
35

41

11

11

11



1-15
1.9 Ac

1-44 15
0.17 Ac

15

1-43
1 Ac

17

1-42
0.41 Ac

19

39

1-38
2.9 Ac

1-41
1.3 Ac

37

39

1-39
0.24 Ac

Old Chestnut

1-40
0.25 Ac

35

11

1-52
0.25 Ac

35

11

37
5 Ac