

BK 126 Pg 441-443

PARKING LOT  
"GILL BLOCK"  
32 - 40 DEPOT ST.

Pg 441

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT we, DONALD R. ELLISON and VIRGINIA C. ELLISON, husband and wife, of Ludlow in the County of Windsor and State of Vermont, Grantors in the consideration of One Dollar and other valuable consideration paid to our full satisfaction by

FRANK P. ELLISON and JOYCE D. ELLISON, husband and wife,  
of Ludlow in the County of Windsor  
and State of Vermont

Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees,

FRANK P. ELLISON and JOYCE D. ELLISON,  
as tenants by the entirety,

and their heirs and assigns forever, a certain parcel of land in Ludlow in the County of Windsor and State of Vermont, described as follows, viz:

SEE DESCRIPTION ATTACHED

Pg 442

All and the same lands and premises conveyed to Donald R. Ellison and Virginia C. Ellison from Donald R. Ellison by deed dated February 16, 1990 to be recorded in Ludlow Land Records and also being all and the same lands and premises conveyed to the said Donald R. Ellison from Vermont National Bank dated January 20, 1971 recorded in Vol. 58, pages 365-366 of Ludlow Land Records and in said deed described as follows:

"Being a portion of the same lands and premises conveyed to Vermont National Bank by Warranty deed of Raymond E. Clark and Ardis E. Clark dated June 19, 1970 and recorded in Vol. 57, Pages 547-548 of Ludlow Land Records; and being also all and the same lands and premises conveyed to Raymond E. Clark and Ardis E. Clark by Warranty deed of Gordie B. Hart dated August 18, 1969 and recorded in Vol. 56, Pages 560-561 of Ludlow Land Records and in said deed described as follows:

'Being all and the same land and premises conveyed to Gordie B. Hart by deed of Rdale A. Harris dated November 21, 1952 and recorded in the Land Records of the Town of Ludlow, Vermont in Book 45 at Page 394 and more particularly described as follows:

Being the Gill Block, so-called, located on the Easterly side of Depot Street in Ludlow Village, more completely described as follows: Bounded on the North by lands now or formerly of Maria Chiolino and Donald F. Trask and Dorothy Trask; On the East by land now or formerly of George H. Kenworthy; On the South by land now or formerly of Amelia Yankowski and on the West by Depot Street, so-called.

Together with all rights contained in a deed from Maria C. Chiolino to Terra Corporation dated April 14, 1966 and recorded in Vol. 53, page 329 of Ludlow Land Records.'

Excepting and reserving herefrom, however, an eighteen foot right of way running easterly from Depot Street along the southerly line of the herein conveyed parcel and following an existing driveway to lands now owned by the said Vermont National Bank.

There is also conveyed herewith to the grantee, his heirs, successors and assigns a right of way in common with the grantor, its successors and assigns along the aforescribed right of way to the east line of the former IGA block."

Pg 443

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

FRANK P. ELLISON and JOYCE D. ELLISON,  
as tenants by the entirety

their heirs and assigns, to their own use and behoof forever;

And we, the said Grantors, DONALD R. ELLISON and VIRGINIA C. ELLISON for ourselves and our heirs, executors and administrators, do covenant with the said Grantees,

FRANK P. ELLISON and JOYCE D. ELLISON

their heirs 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, that they are 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 16<sup>th</sup> day of February A.D. 1990.

IN PRESENCE OF:

[Signature]

Esther B. Lever

[Signature]  
DONALD R. ELLISON

[Signature]  
VIRGINIA C. ELLISON

STATE OF VERMONT ) At Ludlow this 16<sup>th</sup> day of February  
County of Windsor) A.D. 1990

DONALD R. ELLISON and VIRGINIA C. ELLISON

personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me [Signature]  
Notary Public

Pg 444

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT we, DONALD R. ELLISON and VIRGINIA C. ELLISON, husband and wife, of Ludlow in the County of Windsor and State of Vermont, Grantors in the consideration of One Dollar and other valuable consideration paid to our full satisfaction by

FRANK P. ELLISON and JOYCE D. ELLISON, husband and wife, of Ludlow in the County of Windsor and State of Vermont

Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees,

FRANK P. ELLISON and JOYCE D. ELLISON,  
as tenants by the entirety,

and their heirs and assigns forever, a certain parcel of land in Ludlow in the County of Windsor and State of Vermont, described as follows, viz:

SEE DESCRIPTION ATTACHED

P3445

All and the same lands and premises conveyed to Donald R. Ellison and Virginia C. Ellison from Donald R. Ellison by deed dated February 16, 1990 to be recorded in Ludlow Land Records and also being all and the same lands and premises conveyed to the said Donald R. Ellison from the Vermont National Bank dated November 30, 1970 recorded in Vol. 58, pages 284-285 of the Ludlow Land Records and in said deed described as follows:

"Being all that portion of the same land and premises which were conveyed to Vermont National Bank by Raymond E. Clark and Ardis E. Clark by deed dated June 19, 1970, recorded in Vol. 57, pages 547-548 of Ludlow Land Records, and which were conveyed to said Raymond E. and Ardis E. Clark by Estate of Florence F. Fuller, J. Richard and Louise S. Stearns and Harold E. Stoddard, said portion of said land and premises herein conveyed are described as follows:

Bounded on the north by Main Street in Ludlow Village, easterly by land of the Vermont National Bank, the easterly boundary of the parcel herein conveyed being the easterly foundation wall of the so-called Kenworthy Block; southerly by the right of way leading from Depot Street to the rear of said Kenworthy Block, and westerly by land of Ralph and Nina Bruyette and land of Vermont National Bank, which land owned by said bank is the former Gordie hart land, so-called.

The intent and purpose of this deed is to convey only that portion of the so-called Kenworthy Block as formerly occupied by the Ludlow IGA Super Market, upon which the existing building sits in reference to the easterly and southerly bounds of the premises conveyed only.

There is also conveyed a permissive right only to the herein grantee, his heirs and assigns, in the rights of way which lie easterly and southerly of the premises conveyed for only so long as said Bank shall permit such use.

The herein grantee, for himself, his heirs and assigns, hereby covenants and agrees that he will not sell or lease the within conveyed premises to another banking institution."

Pg 446

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

FRANK P. ELLISON and JOYCE D. ELLISON,  
as tenants by the entirety

their heirs and assigns, to their own use and behoof forever;

And we, the said Grantors, DONALD R. ELLISON and VIRGINIA C. ELLISON for ourselves and our heirs, executors and administrators, do covenant with the said Grantees,

FRANK P. ELLISON and JOYCE D. ELLISON

their heirs 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, that they are 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 16<sup>th</sup> day of February A.D. 1990.

IN PRESENCE OF:

[Signature]  
[Signature]

Donald R. Ellison  
DONALD R. ELLISON  
Virginia C. Ellison  
VIRGINIA C. ELLISON

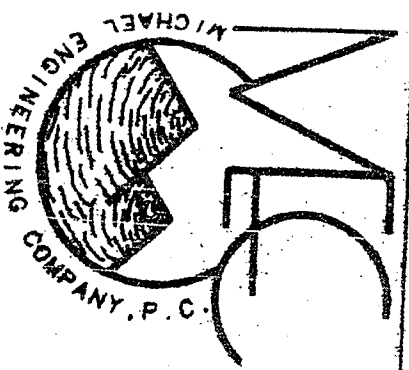
STATE OF VERMONT ) At Ludlow this 16<sup>th</sup> day of February  
County of Windsor) A.D. 1990

DONALD R. ELLISON and VIRGINIA C. ELLISON

personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me [Signature]

7. BOTH SURVEYED PARCELS MAY BE SUBJECT TO OTHER CLAIMS...



114 MAIN STREET  
LUDLOW, VERMONT

SURVEY, RJM, JRM, FRF

DRAWN JRM

CHECKED JRM

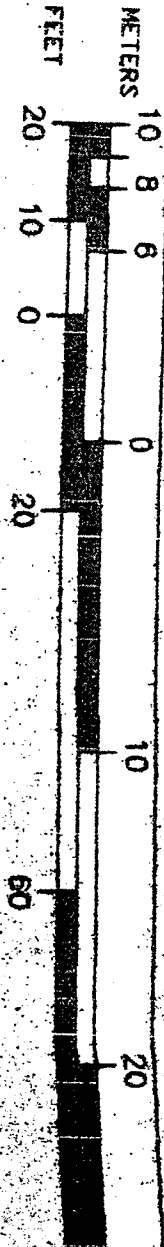
REVISION

DRAWING NO. 94-35.1

PROJECT NO. 94-35

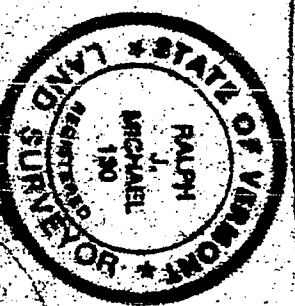
Lands of  
**Frank P. Ellison and  
Joyce D. Ellison**  
At 156 Main Street and 32 to 40 Depot Street  
In The Village of Ludlow, Vermont

LOCATION: LUDLOW (WINDSOR COUNTY), VERMONT



SCALE: 1" = 20'

I HEREBY CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE OF THE LANDS SHOWN HEREON, BASED ON THE INFORMATION SHOWN, AND THAT THIS PLAT IS A TRUE REPRESENTATION THEREOF.  
DATE: FEBRUARY 16, 1995



*Further reference may be had to survey entitled "Lands of Frank P. Ellison & Joyce D. Ellison" by Michael Engineering, dated Feb. 16, 1995*

*Recorded Post Cabinet  
Slide 62 D*