

DAVIS, HOWARD JR. & WIFE BETTY L. to REALTY TRUST, WAKEMAN
 Taken from the office 7/15/80 . By Peter V. Holden/13

Document, Recorded in Book 0-231 at Page No 191
 March 31, A. D. 1980 at 3 o'clock 50 minutes P. M.
 By Mary Holden Town Clerk.

WARRANTY DEED

Know all Men by these Presents

That HOWARD DAVIS, JR. AND BETTY L. DAVIS, Husband and Wife

of Bennington in the County of Bennington
 and State of Vermont Grantors, in the consideration of
 One Dollar and all other good and valuable Dollars
 paid to our full satisfaction by
WAKEMAN REALTY TRUST, A Massachusetts Real Estate Trust

of Springfield in the County of Hampden
 and State of Massachusetts Grantee, by these presents, do
 freely Give, Grant, Sell, Convey and Confirm unto the said Grantee

WAKEMAN REALTY TRUST

and its successors
~~heirs~~ and assigns forever, a
 certain piece of land in Bennington in the
 County of Bennington and State of Vermont, described as

follows, viz: BEING ALL AND THE SAME LANDS AND PREMISES conveyed to these Grantors and Bruce Alan Davis, by Warranty Deed of Monument Real Estate, Inc. dated February 16, 1976 and recorded February 19, 1976 in Book 0-212, Page 211 of the Town of Bennington Land Records and therein being described as follows:

"Start at the North West corner of the parcel being conveyed. Said corner being an Iron Re-Bar situated approximately 33 feet easterly from the center line of old Route 7, and approximately 16.50 feet southerly from the center line of old so-called Houghton Lane (Highway 109); thence S 87° 45' E along the Southerly boundary of Highway 109 Right of Way, a distance of 476.54 feet to the North East corner of the parcel being conveyed. Said corner being an Iron Re-Bar situated on the Westerly boundary of new Route 7 By-pass and further identified as being 16.50 feet Southerly from the center line of Highway 109 and also 26.48 feet southerly from a Vt. State Highway marker; thence along the Westerly boundary of Route 7 By-Pass, marked by a Chain Link Fence and along a curve radius to the left of 4100.83 feet, an arc distance of 245.34 feet to a point. Said point being at or near Vermont Highway Survey Station 359+69.36, 120 feet left; thence S 0° 25' W continuing along the Westerly boundary of Route 7 By-Pass, marked by a Chain Link Fence, a distance of 69.36 feet to a point. Said point being in the center line of a drainage ditch; thence S 0° 25' W continuing along the Westerly boundary of Route 7 By-Pass, marked by a Chain Link Fence, a distance of 104.02 feet, to the lands of Paul Bohne III and to an Iron Re-bar marking the South East corner of the parcel being conveyed; thence N 86° 56' W along the lands of Paul Bohne III and along the lands of Stanley Burnham, marked by a Broken Wire Fence and Stone Wall, a

distance of 410.83 feet to a South West corner of the parcel being conveyed. Said corner being marked by an Iron Re-bar; thence N 20° 34' E along the lands of Stanley Burnham marked by a Broken Wire Fence, a distance of 79.69 feet, to an Iron Fence Post; thence N 82° 51' W continuing along the lands of said Burnham, marked by a Broken Wire Fence, a distance of 93.08 feet to an Iron Fence Post marking the South West corner of the parcel being conveyed. Said Re-bar also being situated approximately 33 feet Easterly from the center line of old Route 7; thence N 50° 18' E along the Easterly boundary of Old Route 7, a distance of 325.59 feet to the point of beginning.

All bearings true on a declination of 14° 00' West.

The above parcel to contain 4.49 acres and is situated entirely on the Easterly side of Old Route 7.

There is however a condemnation order applicable to the above parcel of lands stipulating and granting certain drainage privileges to the Vermont Highway Department. Said Privileges being specifically described in Book 0-196, page 108 of the Bennington Land Records."

THE INTEREST OF BRUCE ALAN DAVIS in and to these premises was conveyed to these Grantors by straw transaction through Patricia A. Barr, daid Deeds being dated and recorded October 11, 1977 in Book 0-220, Page 25 and 26 respectively, of the Town of Bennington Land Records.

To have and to hold *said granted premises, with all the privileges and appurtenances thereof, to the said Grantee*

WAKEMAN REALTY TRUST

its successors ~~heirs~~ *and assigns, to their own use and behoof forever;*

And we the said Grantors

HOWARD DAVIS, JR. AND BETTY L. DAVIS. Husband and Wife, as tenants by the entirety

for them and their heirs, executors and administrators, do covenant with the said Grantee

WAKEMAN REALTY TRUST

their successors ~~heirs~~ *and assigns, that until the ensealing of these presents*

*the sole owner 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

hereby engage to **Warrant and Defend** the same against all lawful claims
whatever,

In Witness Whereof, we hereunto set our hand and seal
this 31st day of ~~February~~ ^{MARCH} A. D. 19 80

In Presence of


Peter V. Hold


Howard Davis, Jr. 


Betty L. Davis 



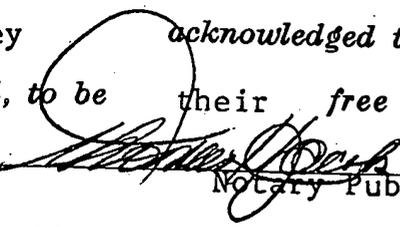




State of Vermont, } ss. At Bennington this
BENNINGTON County } 31st day of ~~February~~ ^{MARCH} A. D. 1980

HOWARD DAVIS, JR. AND BETTY L. DAVIS

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

Before me, 
Notary Public

(Title)

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.-
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. A 5 028 01
Signed Mary [Signature], Clerk
Date March 31 1980