QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that we, **Courtland G. Lewis**, of Farmington, Connecticut, **Susan R. Lewis**, of South Woodstock, County of Windsor and State of Vermont, **Darwin A. Lewis** of Hartland, County of Windsor and State of Vermont, **and Sarah M. Lewis**, of South Pomfret, County of Windsor and State of Vermont, Grantors, in the consideration of One and More Dollars paid to our full satisfaction by **Nancy G. Lewis, Trustee of the "Amended and Restated Revocable Living Trust Agreement of Nancy G. Lewis, U.T.A. March 30, 2007**, of Woodstock, County of Windsor and State of Vermont, Grantee, have REMISED, RELEASED, and FOREVER QUITCLAIMED unto the said **Nancy G. Lewis, Trustee of the "Amended and Restated Revocable Living Trust Agreement of Nancy G. Lewis, U.T.A. March 30, 2007**, her successors or assigns, all right and title which we or our heirs have in and to certain lands and premises in Woodstock, County of Windsor and State of Vermont, described as follows:

It being all and the same lands and premises conveyed to Courtland G. Lewis, Susan R. Lewis, Darwin A. Lewis and Sarah M. Lewis by Quitclaim Deed of T.P.F. Partnership dated December 10, 2018, and recorded in Book 266 at Pages 471-473 of the Woodstock Land Records, and more particularly described therein as follows:

It being all and the same lands and premises conveyed to T.P.F. Partnership by Quit Claim Deed of Robert F. Lewis, Jr., joined by Nancy G. Lewis, husband and wife, dated December 26, 1986, and recorded in Book 84 at Pages 481-484 of the Woodstock Land Records, wherein the lands and premises are described as follows:

> Being Parcel #2 and Parcel #3, being two contiguous parcels of land of 120 acres, more or less, as shown on a survey drawn by Michael Engineering Company of Plymouth, Vermont entitled "Division of Lands of Robert F. Lewis and Nancy G. Lewis" dated December 5, 1986 and bearing Drawing No. 86-67.2, a mylar copy of which is to be recorded immediately prior hereto in the Woodstock Land Records.
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> This parcel, together with all improvements thereon which are hereby conveyed, consists of all or Parcel #4, known as the "Stearns Pasture" deed reference 36-285 and all of the "Town Farm," deed reference 14-333 and a portion of the premises conveyed in Book 53 at Page 597 from Robert F. Lewis, Sr. and Mildred Lewis to Robert F. Lewis, Jr. and Nancy G. Lewis.
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> The above described premises contain an old farm house, formerly known as the "Town Poor Farm," barn, outbuilding and underground house.
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> The subject lands and premises are subject to and enjoy the benefits of a common right-of-way and town road leading into the premises known as Town Road #58 to be used in common with lands being retained by Robert F. Lewis, Jr. and Nancy G.

Lewis consisting of 10.11 acres, more or less, and which right-of-way runs in a northerly direction off of Vermont Route 106 to the buildings located on the 10.11 acre parcel and the subject lands and premises, all as designated on said survey map. The cost of maintaining and repairing said right-of-way shall be shared equally between the said Robert F. Lewis, Jr. and Nancy G. Lewis and the above Grantee, and/or their respective successors, heirs and assigns.

The above described premises, consisting of 120 acres, more or less, together with all improvements thereon, are subject to a right of first refusal enjoyed by the Grantors or the survivor of them (Lewis) which right of first refusal shall entitle those Grantors the first right to purchase the subject lands and premises or any portion thereof for the same price and upon the same terms and conditions as would be acceptable to the Grantee which, by acceptance of this deed, is acknowledging and agreeing to the terms of the right of first refusal. The Grantee, furthermore, agrees that it shall be obligated to provide the Grantors or the survivor of them with a copy of any written offer on said lands and premises and shall thereafter allow Grantors a period of 30 days to indicate whether or not they desire to exercise their "right of first refusal" to purchase the subject lands and premises or any portion thereof, upon the same terms and conditions as disclosed in the written offer. In the event the right of first refusal is exercised, a closing shall be held within 30 days of the date of notification from the Grantors that said right of first refusal is to be exercised. In the event said right of first refusal is exercised, appropriate and customary adjustments relative to taxes, fuel oil, and other expenses of the property shall be made and adjusted as of the date of closing.

Reference is hereby made for further particulars of description to the deeds referred to herein and the records thereof and to the deeds and records thereof referred to therein.

TO HAVE AND TO HOLD all right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said **Nancy G. Lewis, Trustee of the "Amended and Restated Revocable Living Trust Agreement of Nancy G. Lewis, U.T.A. March 30, 2007,** and her successors and assigns forever.

AND FURTHERMORE we, **Courtland G. Lewis, Susan R. Lewis, Darwin A. Lewis, and Sarah M. Lewis,** the said Grantors, do for ourselves, our heirs and assign, covenant with the said **Nancy G. Lewis, Trustee of the "Amended and Restated Revocable Living Trust Agreement of Nancy G. Lewis, U.T.A. March 30, 2007,** her successors and assigns, that from and after the ensealing of these presents the said Grantor will have and claim no right in or to the said quitclaimed premises.

Dated at Woodstock this 22nd day of April, 2019.

Susan R. Lewis

Susan R. Lewis

STATE OF VERMONT
COUNTY OF WINDSOR, SS.

At Woodstock this 22 day of April, 2019, personally appeared **Susan R. Lewis**, and she acknowledged this instrument, executed by her, to be her free act and deed.

Before me: _____
Notary Public
My Commission Expires: 1/31/2021

Cody Dana
Commission
★No. 157.0007707★
Notary Public State of Vermont

Dated at Woodstock this 22 day of April, 2019.

Darwin A. Lewis

STATE OF VERMONT
COUNTY OF WINDSOR, SS.

At Woodstock this 22 day of April, 2019, personally appeared **Darwin A. Lewis**, and he acknowledged this instrument, executed by him, to be his free act and deed.

Before me: _____
Notary Public
My Commission Expires: 1/31/2021

Cody Dana
Commission
★No. 157.0007707★
Notary Public State of Vermont

Dated at Woodstock this 23rd day of April, 2019.

Sarah M. Lewis

STATE OF VERMONT
COUNTY OF WINDSOR, SS.

At Woodstock this 22 day of April, 2019, personally appeared **Sarah M. Lewis**, and she acknowledged this instrument, executed by her, to be her free act and deed.

Before me: _____
Notary Public
My Commission Expires: 1/31/2021

Cody Dana
Commission
★No. 157.0007707★
Notary Public State of Vermont