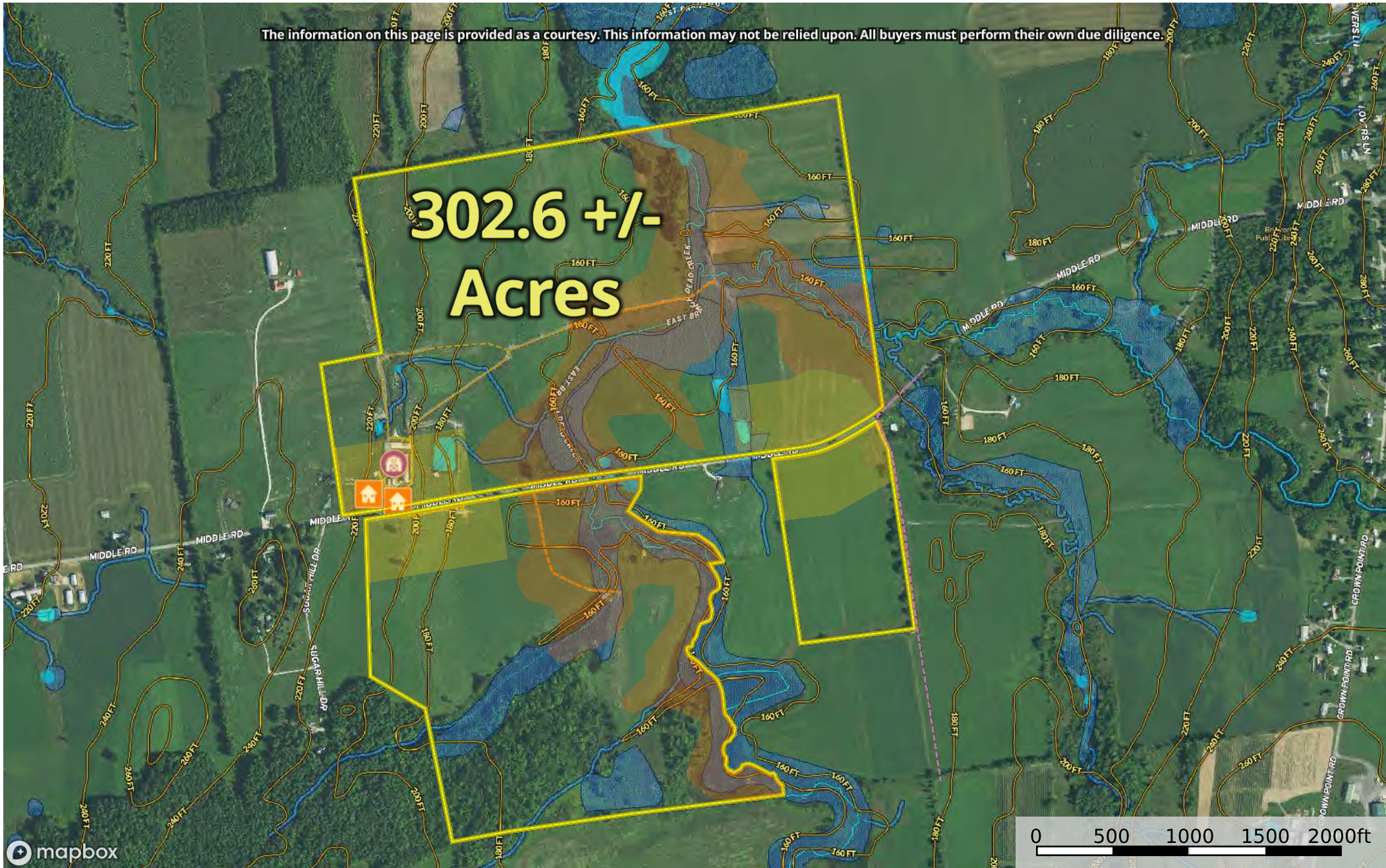


The information on this page is provided as a courtesy. This information may not be relied upon. All buyers must perform their own due diligence.

302.6 +/-  
Acres



mapbox

- House
- Barn
- Portion of VAST Trail
- Farm Road
- R - 2 Zoning
- Con - 25 Zoning
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

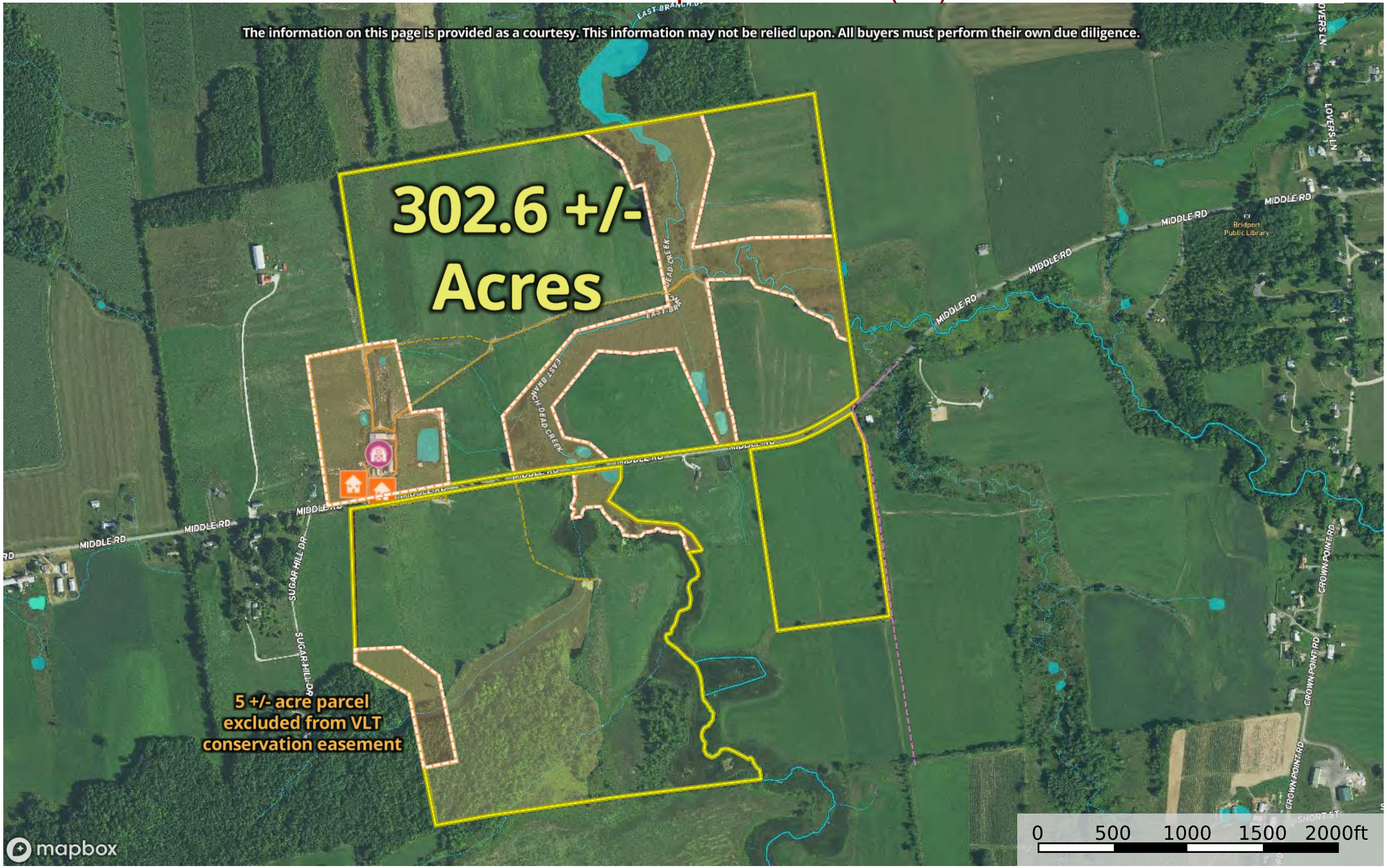
The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

**Bridport 302.6 acres - 1450 Middle Road** **Approx. Boundaries of Excluded Land from Conservation**  
Addison County, Vermont, 302.6 AC +/- **Easement & the Special Treatment Area (STA)**

The information on this page is provided as a courtesy. This information may not be relied upon. All buyers must perform their own due diligence.

**302.6 +/-  
Acres**

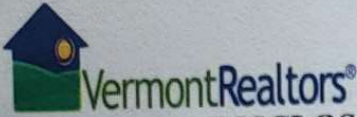
**5 +/- acre parcel  
excluded from VLT  
conservation easement**



mapbox

House	Barn	ROW to 5-Acre Parcel	Portion of VAST Trail	Farm Road	CE Special Treatment	Excluded from Conservation	Boundary	Stream, Intermittent	River/Creek	Water Body
-------	------	----------------------	-----------------------	-----------	----------------------	----------------------------	----------	----------------------	-------------	------------

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT  
AND/OR LEAD-BASED PAINT HAZARDS**  
*Required Federal Lead Warning Statement*

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

***Seller's Disclosure***  
***(initial applicable sections)***

1. Presence of lead-based paint and/or lead-based paint hazards:

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the Seller:

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

a. Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

***Purchaser's Acknowledgment***  
***(initial applicable sections)***

3. Purchaser has received copies of all information listed above.

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

4. Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Seller's Initials

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	-------------------------------------	--------------------------	--------------------------

Purchaser's Initials

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------


5. Purchaser has:

a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

b. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

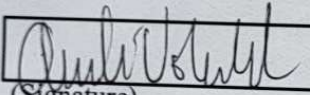
**Agent's Acknowledgment  
(initial)**



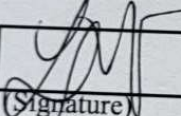
Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information respectively provided by each of them is true and accurate.

Seller:  9-28-22  
(Signature) Date

Purchaser: \_\_\_\_\_  
(Signature) Date

Seller:  9.28.22  
(Signature) Date

Purchaser: \_\_\_\_\_  
(Signature) Date

Seller: \_\_\_\_\_  
(Signature) Date

Purchaser: \_\_\_\_\_  
(Signature) Date

Seller: \_\_\_\_\_  
(Signature) Date

Purchaser: \_\_\_\_\_  
(Signature) Date

\*Bill of Sale received by sellers for the mobile home located at 1450 Middle Road\*

VERMONT MOBILE HOME UNIFORM BILL OF SALE

Vermont law, 9 V.S.A. §2602, requires that this Mobile Home Uniform Bill of Sale be signed by each Buyer and Seller, endorsed by the Town Clerk of the Town where the Mobile Home is located at the time of sale, and filed by Buyer with the Town Clerk of the Town where the Mobile Home will be located after the sale. A financing statement evidencing a security interest in the Mobile Home must be filed with the Secretary of State.

Seller(s) or Transferor(s) ("Seller"):

Name(s): Beverly W. Rutter, survivor of Jonathan R. Rutter
Street: 1599 Bull Run Road
Town/State/ZIP: Roxbury, VT 05669 County: Washington

Address of Second Seller if different from first: n/a

Name(s):
Street:
Town/State/ZIP: County:

Mailing Address (if different): same as above

Street:
Town/State/ZIP:

Buyer(s) or Transferee(s) ("Buyer"):

Name(s): Blissful Dairy, LLC
Street: 1450 Middle Road
Town/State/ZIP: Bridport, VT 05734 County: Addison

Address of Second Buyer if different from first: n/a

Name(s):
Street:
Town/State/ZIP: County:

Mailing Address (if different): same as above

Street:
Town/State/ZIP:

If more than one Buyer, Buyers take title as:

- [ ] Joint tenants (co-owners with right of survivorship).
[ ] Tenants by the entirety (joint tenancy of persons who are married).
[ ] Tenants in common (individual interests without right of survivorship).
[ ]

Mobile Home Being Sold or Transferred ("Mobile Home") Specifications:

Make: Model: Year: 1968
Serial Number:
Size: 14' x 26' single wide Color: White

Current Location:

Street: 1450 Middle Road
Town/State/ZIP: Bridport, VT 05734 County: Addison

Location of Mobile Home Following Sale (check one):

- [X] Mobile Home will remain at current location.
[ ] Mobile Home will be relocated to the following address (within municipality or different municipality):

Street:
Town/State/ZIP: County:

Owner of Real Property (land/lot) on which Mobile Home is Currently Located:

Name: Beverly W. Rutter
Street: 1599 Bull Run Road
Town/State/ZIP: Roxbury, VT 05669 County: Washington

Mailing Address (if different): same as above

Street: .....

Town/State/ZIP: .....

**Owner of Real Property (land/lot) on which Mobile Home will be Located:**

Name: Blissful Dairy, LLC

Street: 1450 Middle Road

Town/State/ZIP: Bridport, VT 05734 County: Addison

Mailing Address (if different): same as above

Street: .....

Town/State/ZIP: .....

**[ ] Sale is a Retail Installment Transaction**

This sale constitutes a "retail installment transaction" as defined in 9 V.S.A. § 2351(4) and is subject to 9 V.S.A. Chapter 59 (motor vehicle and mobile home retail installment sales financing).

**KNOWN DEFICIENCIES IN "AS IS" SALES**

In the case of an "as is" sale, the Seller is aware of the following deficiencies and defects of the Mobile Home:

None

**KNOWN LIENS**

The Seller is aware of the following liens on the Mobile Home:

None

**[ ] BY CHECKING THIS BOX SELLER OR TRANSFEROR HEREBY CERTIFIES THAT A COMPLETED COPY OF THIS FORM WAS PROVIDED TO THE OWNER OF THE REAL PROPERTY WHERE THE MOBILE HOME IS LOCATED 21 DAYS PRIOR TO TRANSFER.**

For good and valuable consideration of Ten and no/100 dollars (\$ 10.00 ), the receipt and sufficiency of which is acknowledged, Seller hereby grants, sells, and transfers to the Buyer the Mobile Home identified in this Bill of Sale, and Seller covenants with Buyer that Seller is the lawful owner of the Mobile Home, that it is free from all encumbrances, that Seller has good right to sell the Mobile Home, and that Seller will warrant and defend the same against the lawful claims and demands of all persons.

Seller Signature: Beverly W. Rutter Date: 5-13-11

Witness Signature: [Signature] Date: 5-13-11

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Witness Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**TOWN CLERK ENDORSEMENT**

**TO BE COMPLETED BY TOWN CLERK WHERE MOBILE HOME IS CURRENTLY LOCATED PRIOR TO EXECUTION BY THE BUYER AND SELLER**

I hereby acknowledge that:

all property taxes due and payable on the mobile home, but not the real property on which the mobile home is located if separately owned, have been paid in full as of the most recent assessment, or if the town collects taxes in installments pursuant to 32 V.S.A. § 4872, as of the most recent installment; or

in the case of removal of a mobile home from the municipality, or of a sale, trade, or transfer that will result in the removal of the mobile home from the municipality, all property taxes assessed with regard to the mobile home, but not the mobile home site, have been paid.

Town Clerk Signature: Valerie Bourgeois Date: May 17 2011

Town/City of: Bridport

Released: Date 5-17-11 Time 9:00 AM

Received: Date 5-17-11 Time 9:00 AM

Clerk: Valerie Bourgeois

Clerk: Valerie Bourgeois

## WARRANTY DEED

**KNOW ALL PERSONS BY THESE PRESENTS** that BEVERLY W. RUTTER (also known as Beverly Wilson Rutter), survivor of Jonathan R. Rutter (also known as Johnathan Rogers Rutter), of Bridport, in the County of Addison, and State of Vermont, Grantor, in consideration of Ten or More Dollars paid to my full satisfaction by BLISSFUL DAIRY, LLC, a Vermont Limited Liability Company, with a place of business in Bridport, County of Addison, and State of Vermont, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, BLISSFUL DAIRY, LLC, and its successors and assigns forever, certain lands and premises in the Town of Bridport, County of Addison, and State of Vermont, described as follows, viz:

PARCEL I:

Being all and the same lands and premises as were conveyed to Jonathan R. Rutter (now deceased) and Beverly W. Rutter by Warranty Deed of Clifford J. Huestis and Rebecca H. Huestis dated April 15, 1985 and recorded in the Bridport Land Records in Book 28 at Page 408, and being more particularly described therein as follows:

“Being two parcels of land together containing 215 acres, more or less, together with barns, dwelling house and all other improvements now thereon, located on the Middle Road so-called (also known as Bridport Town Highway No. 27) and being more particularly described as follows:

Parcel A is:

Bounded southerly by the Middle Road;

Bounded easterly by lands now or formerly of Stephen Cooke;

Bounded northerly in part by said Cooke lands and in part by lands now or formerly of Robert and Linda Waterman; and

Bounded northerly in part and westerly by land this day being conveyed by the herein Grantors to E. Rogers Rutter and Mary Owen Rutter and which dividing line between the hereby conveyed parcel and said E. Rogers and Mary Owen Rutter land is more particularly described as follows:

Beginning at a point in the northerly edge of the right of way of the Middle Road, said point is located 550 feet, more or less, easterly of the southeasterly corner of land now or formerly of Jeff and Joan Spaulding and is located 380 feet, more or less, westerly of the southwesterly corner of the dwelling house located on the hereby conveyed parcel, said point is or is to be marked by an iron pin located in or near the northerly edge of the right of way of the Middle Road witnessing said point;

Thence proceeding in a straight line in a northerly direction at an approximate right angle to the aforesaid adjacent portion of the right of way of the Middle Road for 1000 feet, more or less, to a point, said point is or is to be marked by an iron pin witnessing said point;

Thence turning to the right and proceeding in a straight line in an easterly direction at an approximate right angle to the last described course and in a line that is approximately parallel to the portion of the right of way of the Middle Road located southerly of said line, for 400 feet to a point, said point is or is to be marked by an iron pin witnessing said point which point is located in a fence line; and

Thence turning to the left and proceeding in a straight line in a northerly direction at an approximate right angle to the last described course for 1,145 feet, more or less, to a point in the southerly line of said Waterman lands, said point is or is to be marked by an iron pin located in or near the southerly line of said Waterman lands witnessing said point; this last course follows along the aforesaid fence line.

Parcel B is:

Bounded northerly by the Middle Road;

Bounded easterly in part by lands now or formerly of Hazel Huestis and in part by lands now or formerly of Arthur W. and Joan R. Huestis;

Bounded southerly and westerly by lands of said Arthur and Joan Huestis; and

Bounded southwesterly by lands now or formerly of Robert and Rita Myrick.

The hereby conveyed lands are a PORTION of the lands and premises conveyed to Clifford J. Huestis and Rebecca H. Huestis in the following two Deeds: by Warranty Deed from Richard Lewis Roscorla dated August 31, 1964, and by Warranty Deed from William R. Grace and Helen E. Grace, dated February 8, 1968, both respectively of record in the Town of Bridport Land Records in Book 22 at Pages 214-215 and at Pages 458-459. Included in the hereby conveyed lands are all and the same lands and premises conveyed to Clifford J. Huestis and Rebecca H. Huestis by Warranty Deed of Richard A. Jackson and Tanya M. Jackson, dated September 22, 1961, and of record in the Town of Bridport Land Records in Book 22 at Page 76.

The hereby conveyed lands are conveyed (a) subject to so-called water line, power line and/or communication line easements of record in the Town of Bridport Land Records that affect them, (b) subject to the Town of Bridport Zoning Regulations and Subdivision Regulations, (c) subject to a lien in favor of the State of Vermont for a so-called land use change tax obligation under Title 32 Vermont Statutes Annotated Chapter 124 - - (the Application Form from Clifford J. Huestis and Rebecca H. Huestis evidencing said lien and obligation is of record in the Town of Bridport Land Records in Book 28 at Page 248), and (d) subject to an easement for purposes of ingress and egress (access) solely for agricultural purposes given in an Easement Deed from Clifford J. Huestis and Rebecca H. Huestis to Arthur W. Huestis and Joan R. Huestis, dated April 10, 1985, and of record in the Town of Bridport Land Records in Book 28 at Pages 402-403.

...”.

SUBJECT TO the terms and conditions of a Grant of Easement Fish and Wildlife Service from Jonathan R. Rutter and Beverly W. Rutter to the United States of America, acting by and through the Farmers Home Administration, Department of Agriculture, for the primary benefit of the National Wildlife Refuge System, dated February 2, 1996 and recorded in the Bridport Land Records in Book 42 at Page 368.

SUBJECT TO the terms and conditions of a Grant of Development Rights, Conservation Restrictions, and Option to Purchase from Jonathan R. Rutter and Beverly W. Rutter to the Vermont Land Trust, Inc., the Vermont Agency of Agriculture, Food and Markets, the Vermont Housing and Conservation Board, and the United States of America, dated November 20, 2009 and recorded in the Bridport Land Records in Book 75 at Page 384.

The lands conveyed herein are conveyed subject to the terms and conditions of any enrollment thereof in and to any so-called Vermont land use value appraisal program under 32 V.S.A. Chapter 124.

Subject to all utility rights of way of record, provided that encumbrances otherwise extinguished by the operation of law, including the Vermont Marketable Record Title Act as found in 27 V.S.A. Section 601, et seq., are not hereby revived.

PARCEL II:

Being all and the same lands and premises as were conveyed to Johnathan Rogers Rutter (now deceased) and Beverly Wilson Rutter by Warranty Deed of Mary Owen Rutter, survivor of E. Rogers Rutter, dated March 31, 2003 and recorded in the Bridport Land Records in Book 57 at Page 296, and being more particularly described therein as follows:

“Being all the same lands and premises conveyed to E. Rogers Rutter (now deceased) and Mary Owen Rutter by Warranty Deed of Clifford J. Huestis and Rebecca H. Huestis dated

June 9, 1997 [sic-April 15, 1985] and recorded in the Land Records of the Town of Bridport in Book 28, Pages 419-420 and therein described as follows:

'Being a parcel of land containing 50 acres, more or less, together with barn and any other improvements now thereon, located on the northerly side of the Middle Road so-called (also known as Bridport Town Highway No. 27) and being more particularly described as follows:

Bounded northerly by lands now or formerly of Robert and Linda Waterman, formerly of one Colburn;

Bounded westerly in part by lands now or formerly of Violet Nadeau, and in part by lands now or formerly of Jeff and Joan Spaulding;

Bounded southerly in part by said Spaulding lands and in part by the Middle Road;

Bounded southerly in part and easterly by land this day being conveyed by the herein Grantors to Jonathan R. and Beverly W. Rutter and which dividing line between the hereby conveyed parcel and said Jonathan R. and Beverly W. Rutter land is more particularly described as follows:

Beginning at a point in the northerly edge of the right of way of the Middle Road, said point is located 550 feet, more or less, easterly of the southeasterly corner of said Spaulding lands and is located 380 feet, more or less, westerly of the southwesterly corner of the dwelling house on said Jonathan R. and Beverly W. Rutter land, said point is or is to be marked by an iron pin located in or near the northerly edge of the right of way of the Middle Road witnessing said point;

Thence proceeding in a straight line in a northerly direction at an approximate right angle to the aforesaid adjacent portion of the right of way of the Middle Road for 1000 feet, more or less, to a point, said point is or is to be marked by an iron pin witnessing said point;

Thence turning to the right and proceeding in a straight line in an easterly direction at an approximate right angle to the last described course and in a line that is approximately parallel to the portion of the right of way of the Middle Road located southerly of said line, for 400 feet to a point, said point is or is to be marked by an iron pin witnessing said point which point is located in a fence line; and

Thence turning to the left and proceeding in a straight line in a northerly direction at an approximate right angle to the last described course for 1,145 feet, more or less, to a point in the southerly line of said Waterman lands, said point is or is to be marked by an iron pin located in or near the southerly line of said Waterman lands witnessing said point; this last course follows along the aforesaid fence line.

The hereby conveyed parcel is a PORTION of the lands and premises conveyed to Clifford J. Huestis and Rebecca H. Huestis in the following two Deeds: by Warranty Deed from Richard Lewis Roscorla, dated August 31, 1964 and by Warranty Deed from William R. Grace and Helen E. Grace, dated February 8, 1968, both respectively of record in the Town of Bridport Land Records in Book 22 at Pages 214-215 and at Pages 458-459.

The hereby conveyed parcel is conveyed (a) subject to so-called water line, power line and/or communication line easements of record in the Town of Bridport Land Records that affect it, (b) subject to the Town of Bridport Zoning Regulations and Subdivision Regulations and (c) subject to a lien in favor of the State of Vermont for a so-called land use change tax obligation under Title 32 Vermont Statutes Annotated Chapter 124. The Application Form from Clifford J. Huestis and Rebecca H. Huestis evidencing said lien and obligation is of record in the Town of Bridport Land Records in Book 28 at Page 248.'

The herein conveyed parcel is conveyed (1) subject to a power line, telephone line easement conveyed from E. Rogers Rutter and Mary Owen Rutter to Central Vermont Public Service Corporation and Continental Telephone Company of Vermont, Inc. by easement deed dated June 9, 1987 and recorded in the Town of Bridport Land Records in Book 31 at Page 94, . . . , (3) subject to the terms and conditions of any enrollment of the lands and the Vermont Land use appraisal program under 32 V.S.A. Chapter 124.

. . .”.

Mary Owen Rutter died on May 9, 2010.

The lands conveyed herein are conveyed subject to the terms and conditions of any enrollment thereof in and to any so-called Vermont land use value appraisal program under 32 V.S.A. Chapter 124.

Subject to all utility rights of way of record, provided that encumbrances otherwise extinguished by the operation of law, including the Vermont Marketable Record Title Act as found in 27 V.S.A. Section 601, et seq., are not hereby revived.

### PARCEL III:

Being all and the same lands and premises as were conveyed to Jonathan R. Rutter (now deceased) and Beverly W. Rutter by Warranty Deed of Timur Farms, Inc., dated February 25, 2009 and recorded in the Bridport Land Records in Book 73 at Page 443, and being more particularly described therein as follows:

“Being a PORTION of the lands and premises described in and conveyed by a Warranty Deed to TIMUR FARMS, INC. from Robert L. Myrick, Sr. and Rita E. Myrick, dated August 8,

1991, and of record in the Town of Bridport Land Records in Book 36 at Pages 112-114; said hereby conveyed PORTION is therein described as follows:

'PARCEL 2: Being a parcel of land containing 99 acres, more or less, that is more particularly described and bounded as follows:

Northerly by the so-called Middle Road;

Easterly in part by lands now or formerly of Jonathan and Beverly Rutter and in part by lands now or formerly of Arthur W. and Joan R. Huestis;

Southerly in part by lands now or formerly of Ronald and Carol Gile and in part by lands now or formerly of Richard G. and Renette L. Schmitt;

and Westerly by the aforementioned piece of land containing 84.2 acres, more or less, retained and excepted by Robert L. Myrick, Sr. and Rita E. Myrick, and which common boundary between said retained lands and this hereby conveyed parcel consists of the following three (3) courses:

1. beginning at a point in the southerly edge of the right of way of the Middle Road that is witnessed by an iron pin set in the ground in or near the southerly edge of the right of way of the Middle Road, which iron pin is located 268.1 feet, more or less, easterly of a point in the southerly edge of the right of way of the Middle Road that marks a northeasterly corner of land now or formerly of the Proctor Bank and a northwesterly corner of said retained lands of Robert L. Myrick, Sr. and Rita E. Myrick; and Thence proceeding South 13°21'25" West a distance of 1040.06 feet, more or less, to a point marked by an iron pin set in the ground;
2. Thence proceeding South 44°34'45" East a distance of 415.03 feet, more or less, to a point marked by an iron pin set in the ground; and
3. Thence proceeding South 03°32'03" West a distance of 889.48 feet, more or less, to a point in a northerly line of land now or formerly of Richard G. and Renette L. Schmitt, said point is witnessed by an iron pin set in the ground in or near said Schmitt's northerly line.

'This parcel of land is a PORTION of the lands and premises described in and conveyed by a Warranty Deed from Richard G. Schmitt and Renette L. Schmitt to the herein Grantors as Robert Myrick and Rita Myrick, dated January 3, 1983, and of record in the Town of Bridport Land Records in Book 27 at Pages 140-141.'

In aid of this description, reference is made TO a Boundary Line Agreement Deed between Robert and Rita Myrick AND Arthur W. and Joan R. Huestis, dated May 31, 1991, and of record in the Town of Bridport Land Records in Book 36 at Pages 1-2 and TO 'SHEET 2 OF 2' of a survey map entitled 'PROPERTY OF MYRICK TO BE CONVEYED TO TIMUR

FARMS, INC. TOWN OF BRIDPORT, VERMONT', dated July 6, 1991, by Richard J. Ziobron, and of record as Map No. 65 (at least originally in Map Book 1) in the Town of Bridport Land Map Records. On said survey map the acreage of the hereby conveyed parcel of land is given as 98.4 acres, more or less.

The hereby conveyed lands and premises are conveyed subject to any presently valid so-called power line and/or communication line easement/right of way, including improvements associated therewith, that affects them.

The hereby conveyed lands and premises are conveyed subject to all right, title and interest therein of the Town of Bridport in and to and associated with any public highway that affects them."

SUBJECT TO terms and conditions of a Grant of Development Rights, Conservation Restrictions, and Option to Purchase from Jonathan R. Rutter and Beverly W. Rutter to the Vermont Land Trust, Inc., the Vermont Agency of Agriculture, Food and Markets, the Vermont Housing and Conservation Board, and the United States of America, dated November 20, 2009 and recorded in the Bridport Land Records in Book 75 at Page 403.

The lands conveyed herein are conveyed subject to the terms and conditions of any enrollment thereof in and to any so-called Vermont land use value appraisal program under 32 V.S.A. Chapter 124.

Subject to all utility rights of way of record, provided that encumbrances otherwise extinguished by the operation of law, including the Vermont Marketable Record Title Act as found in 27 V.S.A. Section 601, et seq., are not hereby revived.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, BLISSFUL DAIRY, LLC, and its successors and assigns, to their own use and behoof forever; and I, the said Grantor, BEVERLY W. RUTTER, for myself and my heirs and assigns, do covenant with the said Grantee, BLISSFUL DAIRY, LLC, and its successors and assigns, that until the ensealing of these presents, I am 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. And I do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13th day of May, 2011.

IN PRESENCE OF:

[Signature]  
Witness

Beverly W Rutter  
Beverly W. Rutter

STATE OF VERMONT  
COUNTY OF ADDISON, SS.

At Middlebury, in said County and State, on this 13th day of May, 2011, personally appeared Beverly W. Rutter, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me, [Signature]  
Notary Public  
My Commission Expires: 2/10/15

**BRIDPORT TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD**

This 17 Day of May AD 2011  
At 9 o'clock — minutes A M and  
Recorded in Bridport Records, Book 78 Page 348  
Attest Valerie Bougeois Town Clerk

Vermont Property Transfer Tax  
32 V.S.A. Chap

**-ACKNOWLEDGEMENT-**

Return Rec'd.—Tax Paid

Return No. 11-21

Signed Valerie Bougeois Clerk

Date 5-17-2011

ENGLISH, CARROLL  
& BOE, P.C.  
64 COURT STREET  
MIDDLEBURY, VT 05753  
(388-6711  
(388-2111