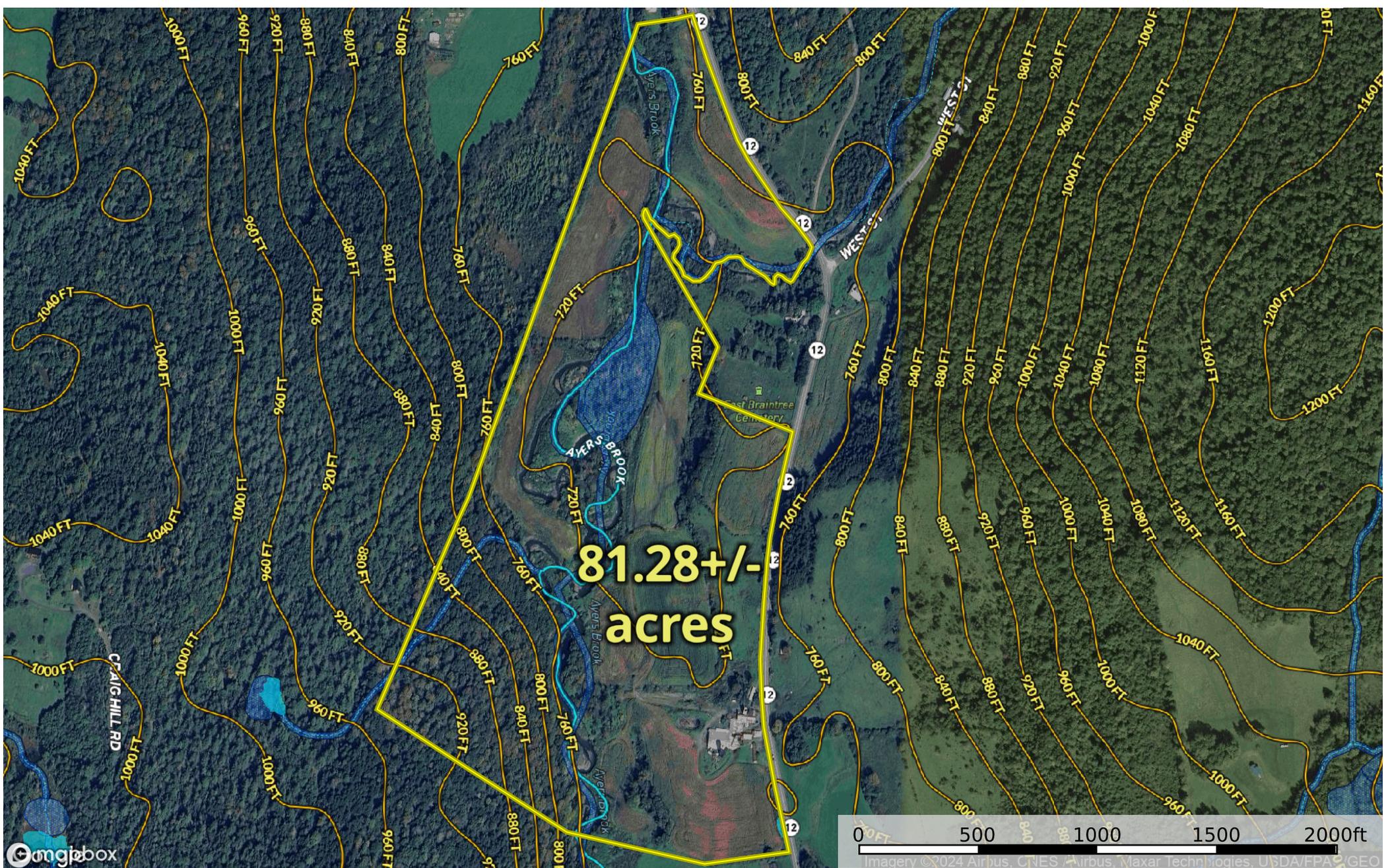


Braintree, VT 81.28 Acres Farm- 3851 VT-12
Vermont, 81.28 AC +/-



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.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That We, WALLACE E. ILLSLEY and SYBIL S. ILLSLEY, husband and wife, of Braintree, in the County of Orange and State of Vermont, Grantors, in the consideration of One Dollar and other valuable considerations paid to our full satisfaction by NORMAN C. ILLSLEY and VALENTENA ILLSLEY, husband and wife, of Braintree, in the County of Orange and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, NORMAN C. ILLSLEY and VALENTENA ILLSLEY, husband and wife, as tenants by the entirety, to them, the survivor of them, and their heirs and assigns forever, a certain piece of land in Braintree and Randolph, in the County of Orange and State of Vermont, described as follows, viz:

Being the Illsley farm located on both sides of Vermont Route 12 and both sides of West Street, so-called, together with the houses, barns, sheds and other improvements thereon, estimated to contain 324.5 acres, more or less, which farm was conveyed to the Grantors herein in three separate parcels, as follows:

Parcel No. 1: Being all and the same land and premises conveyed to Wallace E. Illsley by the Warranty Deed of L. B. Weaver and Susie I. Weaver dated May 18, 1942, and recorded in Book 55, page 256 of the Randolph Land Records and Book 23, page 74 of the Braintree Land Records. Said deed was conveyed subject to "a right of way to the owner of the Henry Howard farm to cross the woodland on the premises as has been done heretofore." Wallace E. Illsley and Sybil S. Illsley conveyed said property to Stanley L. Chamberlin, Trustee, by Quitclaim Deed dated December 1, 1945 and recorded in Book 23, page 476 of the Braintree Land Records. Stanley L. Chamberlin reconveyed said property to Wallace E. Illsley and Sybil S. Illsley by his Quitclaim Deed dated December 1, 1945, and recorded in Book 23, page 422 of the Braintree Land Records. It is estimated that 52 acres of said farm is located in the Town of Randolph and that 98 acres is located in the Town of Braintree.

Parcel No. 2: Being all and the same land, together with the buildings thereon, that was conveyed to Sybil S. Illsley and Wallace E. Illsley by the Warranty Deed of George F. Wood and Mildred Wood, dated July 22, 1946, and recorded in Book 24, page 85 of the Braintree Land Records and Book 57, page 399 of the Randolph Land Records. Said premises were conveyed by the Grantors herein to Alice A. Angell by deed dated March 17, 1947, and recorded in Book 52, page 360 of the Randolph Land Records and Book 24, page 216 of the Braintree Land Records. Alice A. Angell reconveyed said premises to the Grantors herein, creating a tenancy by the entirety by her Quitclaim deed dated March 17, 1947, and recorded in Book 52, page 361 of the Randolph Land Records and Book 24, page 217 of the Braintree Land Records. Said premises are located on both sides of Vermont Route 12 and on both sides of West Street, so-called. It is estimated that said parcel contains 100 acres, more or less. Said parcel of land is located northerly of and adjacent to Parcel No. 1 above.

There is EXCEPTED and RESERVED from Parcel No. 2 one acre of land, more or less, conveyed by the grantors herein to Frank Warner. Said one acre of land is located on the westerly side of West Street, so-called, in the Town of Braintree.

Parcel No. 3: Being all and the same land and premises, together with the dwelling house and barns located thereon which was conveyed to Wallace E. Illsley, Sybil S. Illsley and Alma Illsley by the Warranty Deed of Aubrey C. Mahan and Winona A. Mahan by their Warranty Deed dated August 15, 1946 and recorded in Book 24, page 92 of the Braintree Land Records. Said premises were conveyed by Wallace E. Illsley, Sybil S. Illsley and Alma Illsley to Alice A. Angell, Trustee, dated September 16, 1952, and recorded in Book 25, page 217 of the Braintree Land Records. Alice A. Angell, Trustee, reconveyed said premises to Alma Illsley, Wallace E. Illsley and Sybil S. Illsley by her deed dated September 16, 1952 and recorded in Book 25, page 218 of the Braintree Land Records. The deed of Alice A. Angell created a life estate in favor of Alma Illsley with remainder over to Wallace E. Illsley and Sybil S. Illsley. Alma Illsley became deceased at Moretown, Vermont, on November 19, 1962. Said land and premises are located on both sides of West Street, so-called, and are adjacent to and northerly of parcel No. 2 above.

There is EXCEPTED and RESERVED from the operation of this deed three parcels of land heretofore conveyed by the Grantors herein, as follows: 16 acres of land, more or less to Thomas Ledwith; 2 acres, more or less, to Flora Strauss; and one-half acre, more or less, to John L. and Mildred Boyce.

There is EXCEPTED and RESERVED from the operation of this deed two life estates for and during the respective natural lives of the Grantors herein, Wallace E. Illsley and Sybil S. Illsley, which life estates include the exclusive use and possession of all of Parcel No. 3 above, subject, however, to the Grantees' obligation to maintain the buildings on said premises.

The above described farm is conveyed subject to public highway rights of way, utility easements of record, rights of way and spring rights of record. Meaning and intending hereby to convey all of the land and premises which the Grantors own in the towns of Braintree and Randolph.

Reference is directed to the above mentioned deeds, the deeds therein referred to and to the Braintree and Randolph Land Records in aid of this description.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, NORMAN C. ILLSLEY and VALENTENA ILLSLEY, husband and wife, as tenants by the entirety, to them, the survivor of them, and their heirs and assigns, to their own use and behoof forever;

And We, the said Grantors, WALLACE E. ILLSLEY and SYBIL S. ILLSLEY, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, NORMAN C. ILLSLEY and VALENTENA ILLSLEY and their heirs 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, that they are FREE FROM EVERY ENCUMBRANCE;

Excepting as stated above and as appear of record;

Otherwise we do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever.

LAW OFFICES OF
ANGELL & ANGELL
1880 N. HILL
BRAINTREE, VERMONT
10000
C. W. ANGELL

Braintree, VT 81.28 Acres Farm- 3851 VT-12

Vermont, 81.28 AC +/-

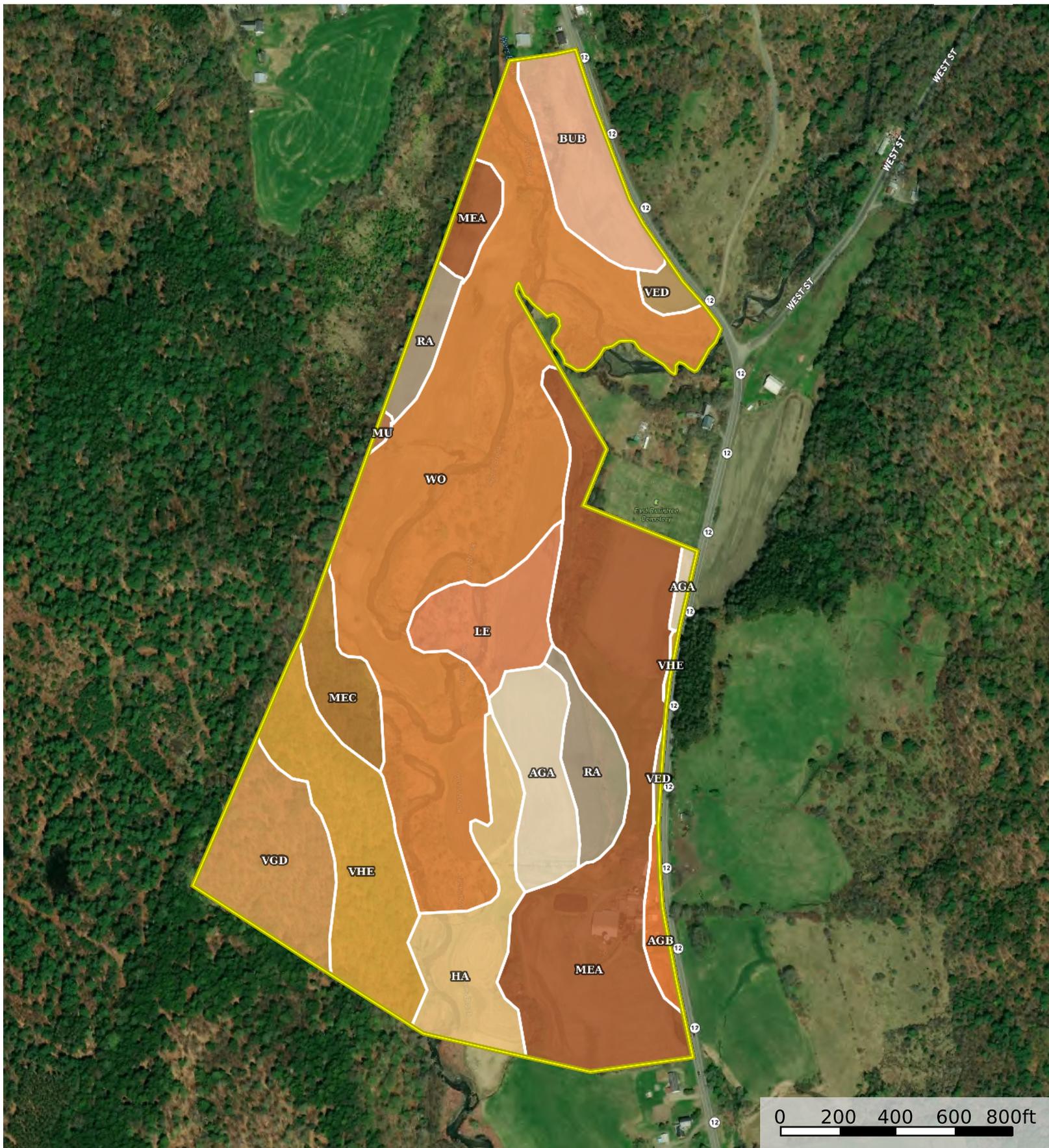


Boundary 1

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Braintree, VT 81.28 Acres Farm- 3851 VT-12

Vermont, 81.28 AC +/-



Boundary 1

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| □ Boundary 1 81.08 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Wo	Winooski very fine sandy loam	28.11	34.66	0	76	2w
MeA	Merrimac fine sandy loam, 0 to 3 percent slopes	17.22	21.23	0	51	2s
VhE	Vershire-Glover complex, 25 to 50 percent slopes	6.87	8.47	0	6	7s
VgD	Vershire-Glover-Rock outcrop complex, 8 to 25 percent slopes	5.14	6.34	0	22	6s
Ha	Hadley very fine sandy loam	4.94	6.09	0	76	1
BuB	Buckland loam, 3 to 8 percent slopes	4.02	4.96	0	39	2w
AgA	Agawam fine sandy loam, 0 to 3 percent slopes	3.78	4.66	0	47	2s
Ra	Raynham variant silt loam	3.59	4.43	0	72	4w
Le	Charles silt loam, 0 to 2 percent slopes, frequently flooded	3.49	4.3	0	40	4w
MeC	Merrimac fine sandy loam, 8 to 15 percent slopes	2.23	2.75	0	48	3e
AgB	Agawam fine sandy loam, 3 to 8 percent slopes	0.84	1.04	0	46	2s
VeD	Vershire-Glover rocky loams, 15 to 25 percent slopes	0.73	0.9	0	24	4e
Mu	Muck	0.12	0.15	0	29	6w
TOTALS		81.08(*)	100%	-	54.79	2.84

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

AGRICULTURAL LAND, FOREST LAND, AND FARM BUILDINGS USE VALUE APPRAISAL

APPLICATION FORM

FORM LU-AFFB
Rev. 1996

PLEASE READ INSTRUCTIONS ON COVER PAGE - Do not separate this form.

Please check if new enrollment or addition to enrolled parcel.

Section 1. To be completed by landowner (Please Print or Type - Provide all information and return all copies of this application will be returned.)

1. NAME OF LANDOWNER (list all persons holding record title to this parcel):
Norman C. Jelsky
Valentina Jelsky

2. LANDOWNER'S MAILING ADDRESS:
RFD#2 Box 124
Randolph Vermont PHONE 802-728-3760

3. APPLICATIONS MUST BE POSTMARKED OR DELIVERED TO PROPERTY VALUATION AND REVIEW, 43 RANDALL STREET, WATERBURY VT 05676-1512, BY SEPTEMBER 1. ENCLOSE A RECORDING FEE CHECK FOR \$6.00 AND 3 COPIES OF MAP.

4. PROPERTY LOCATED IN TOWN OF (if located in more than one town, file a separate application for each town):
Braintree

5. SPECIFIC LOCATION OF PROPERTY (example: north side of intersection of Town Road #14):
along rd 12 just south of E. Braintree

6. LISTER'S PARCEL ID NUMBER OR TOWN TAX MAP NUMBER:
08-0061

7. ACCORDING TO YOUR TOWN'S GRAND LIST, HOW MANY TOTAL ACRES IN THIS PARCEL DO YOU OWN? 272.5 ACRES

8. FROM THE TOTAL ACRES IN QUESTION 7, HOW MANY ACRES, IF ANY, ARE YOU EXCLUDING FROM USE VALUE APPRAISAL? 0 ACRES. (As a minimum you must exclude: the 2 acres of land surrounding each dwelling, camp, mobile home, or other buildings not directly related to farming or forestry purposes; the actual acreage of any land used for a right-of-way, commercial mining, excavation or landfill activity, or other land not directly related to farming or forestry purposes.)

9. EXCLUDED PORTIONS: (To prevent you from being charged a penalty in the future on excluded land, precisely describe each portion of land that is on line 8)
2 acres surrounding house occupied by Wallace & Lynn Jelsky and 2 dwellings on site

10. TOTAL LAND TO BE APPRAISED AT USE VALUE:		11. FARM BUILDINGS ACTIVELY USED BY A FARMER TO BE APPRAISED AT USE VALUE: Provide number of each type to be enrolled.			
<u>266.5</u> ACRES (Subtract line 8 from line 7)		Barns	<u>5</u>	Sugarhouses	<u>1</u>
Category	Acres	Greenhouses	<u>0</u>	Other	<u>0</u>
Agricultural land	<u>138.5</u>	Sheds	<u>2</u>	Total	<u>1</u>
Productive Forest land	<u>128</u>	Silos	<u>3</u>		
Nonproductive Forest land	<u>0</u>				

12. ANSWER THE FOLLOWING QUESTIONS:

	YES	NO
A. Is all of the land that is the subject of this application in the same ownership?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Are all portions of the land that are the subject of this application physically contiguous, unless separated by road, stream, town line, or right-of-way?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Are there any dwellings, camps, mobile homes or other buildings on this property? If YES, give number and type: <u>2 houses 1 mobile home</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Do you (owner) qualify as a farmer by making half of your gross income from the business of farming as defined in Regulation 1.175-3 of the Internal Revenue Code of 1954?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. If you (owner) do not qualify as a farmer, are your farm buildings leased to and actively used by a qualifying farmer under a written lease of at least 3 years? Enclose copy of lease.	<input type="checkbox"/>	<input type="checkbox"/>
F. IF YOU ARE APPLYING FOR AGRICULTURAL LAND:		
1. Is this application for at least 25 contiguous acres in active use for any of the following? Cropland <input checked="" type="checkbox"/> Hayland <input checked="" type="checkbox"/> Orchard <input type="checkbox"/> Sugarbush <input checked="" type="checkbox"/> Christmas trees <input type="checkbox"/> Pasture <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. If this application is for less than 25 contiguous acres:		
a. Is the land contiguous with other land you own in the next town, making at least 25 total acres to be enrolled in the program?	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the land produce gross income of at least \$2,000/year from the sale of farm crops?	<input type="checkbox"/>	<input type="checkbox"/>
c. Is the land leased to and actively used by a farmer under a written lease for at least 3 years? (include copy of lease stating actual property being leased)	<input type="checkbox"/>	<input type="checkbox"/>
G. IF YOU ARE APPLYING FOR FOREST LAND:		
1. Is your application for at least 25 contiguous acres of forest land?	<input type="checkbox"/>	<input type="checkbox"/>
2. Is more than 20% of the land nonproductive forest land or agricultural land (see instructions)?	<input type="checkbox"/>	<input type="checkbox"/>
3. If this application is for less than 25 contiguous forested acres, is the land contiguous with other land you own in the next town, making a least 25 acres to be enrolled in the program? <u>Randolph</u>	<input type="checkbox"/>	<input type="checkbox"/>

SECTION 2. To be completed by landowner(s) - ALL LANDOWNERS MUST SIGN - if signature by other than owner(s), attach copy of recorded power of attorney or other recorded authorization.

I hereby certify that I intend to have all my property described on this application appraised at use value except those portions specifically excluded on line 8. I acknowledge that I, my heirs or assigns, are subject to the provisions of 32 V.S.A. Chapter 124 and the regulations and use values as adopted and prescribed by the Current Use Advisory Board and state statutes. WHEN THIS APPLICATION IS SIGNED BY THE LANDOWNER(S) AND APPROVED BY THE STATE, IT SHALL BE RECORDED IN THE LAND RECORDS OF THE MUNICIPALITY AND SHALL CONSTITUTE A LIEN TO SECURE PAYMENT OF THE LAND USE CHANGE TAX TO THE MUNICIPALITY UPON DEVELOPMENT OF THE PARCEL. THE LIEN SHALL RUN WITH THE LAND. THE LAND OWNER SHALL BEAR THE RECORDING COST.

Owner Signature: Norman C. Jelsky Date: 8-27-96
 Owner Signature: Valentina Jelsky Date: 8-27-96
 Owner Signature: _____ Date: _____

Section 3. To be completed by Director
From the information herein certified by the applicant, I have determined that the applicant's property is eligible for use value appraisal.

May 5, 1997 Date William B. Hayden DIRECTOR, Division of Property Valuation & Review

White - Property Valuation and Review Blue - Town Green - County Forester Goldenrod - Landowner

BRAINTREE TOWN CLERK'S OFFICE MAY 7 A.D. 1997 AT ONE O'CLOCK AND 30 MINUTES PM
RECEIVED FOR RECORD THIS INSTRUMENT OF WHICH THE FOREGOING IS
A TRUE COPY.
A TRUE RECORD, ATTEST Shyllis N. Hawley ASST. TOWN CLERK