

Boundary 1





CALAIS TOWN CLERK'S OFFICE  
Rec'd for record Sept 13 2021 AD  
at 12 o'clock 8 minutes P M  
Recorded in Book 569 Page 569  
Attest: [Signature] Town Clerk

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, SINGING PINES FARM, LLC, a Vermont Limited Liability Company with an office in the Town of Calais, County of Washington and State of Vermont, Grantor, in the consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to its full satisfaction by LOUIS GOODSON of South Burlington, County of Chittenden, and State of Vermont, Grantee, by these presents, do freely **Give, Grant, Sell, Convey and Confirm** unto said Grantee LOUIS GOODSON and his heirs and assigns forever, a certain piece of land in the Town of Calais in the County of Washington and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Singing Pines Farm, LLC by Warranty Deed of Alan H. Faircloth dated September 1, 2017 and recorded in Book 49, Page 243 of the Calais Land Records.

Being all and the same land and premises conveyed to Alan H. Faircloth by Quitclaim Deed of Constance E. Faircloth dated November 30, 2016 and of record in Book 48 at Page 52 of the Town of Calais Land Records.

Being further described as the same land and premises conveyed to Alan H. Faircloth and Constance E. Faircloth by Warranty Deed of Jane D. Eakin, as Trustee of the Jane D. Eakin Trust, dated March 16, 2007 and of record in Book 37 at Page 583 of the Town of Calais Land Records.

Being part of the same land and premises conveyed to Jane D. Eakin as Trustee of the Jane D. Eakin Trust dated May 18, 1992 by Warranty Deed of Richard R. Shallberg and Lynn T. Shallberg, dated June 4, 1992 and of record in Book 32 at Page 241 of the Town of Calais Land Records.

A survey plat of the premises is referenced in the deeds of the chain of title, by John H. Thetford & Associates, Inc. titled "Total Station Survey – Lands of Eakin to Faircloth – Hayden Road, Calais, VT" dated February, 2007 and currently on file at Slide #81B of the Calais Plat Files.

ACKNOWLEDGEMENT  
RETURN RECEIVED

(Including certificates and if required ACT 250 disclosure statement) and Tax Paid

Return No. 2021-59  
Signed [Signature] Clerk  
Date Sept 13 2021

The premises are subject to Agency of Natural Resources Wastewater System and Potable Water Supply Permit WW-5-4148 dated February 28, 2007 of record in Book 37 at Page 580.

Being a parcel of land consisting of 14.4 acres with premises thereon commonly known as 937 Hayden Road, Calais, Vermont.

This conveyance is subject to and has the benefit of any utility easements, spring rights, easements for ingress and egress, and rights incidental to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7, Title 27, Vermont Statutes Annotated.

Reference may be had to the above-mentioned deeds and to their record and to all prior deeds and their records for a more complete and particular description of the herein conveyed land and premises.

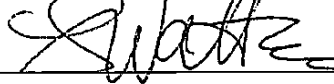
**To Have And To Hold** said granted premises, with all the privileges and appurtenances thereof, to the said Grantee LOUIS GOODSON his heirs and assigns, to their own use and behoof forever;

And the said Grantor SINGING PINES FARM, LLC, for itself and its successors and assigns does covenant with the said Grantee LOUIS GOODSON, his heirs and assigns, that until the ensealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **Free From Every Encumbrance**, except as aforesaid and

It hereby engages to **Warrant and Defend** the same against all lawful claims whatever, except as above stated.

**IN WITNESS WHEREOF**, Singing Pines Farm LLC by its authorized Agent hereunto sets its hand this 7<sup>th</sup> day of September 2021.

SINGING PINES FARM, LLC

  
By: \_\_\_\_\_  
Duly Authorized Agent

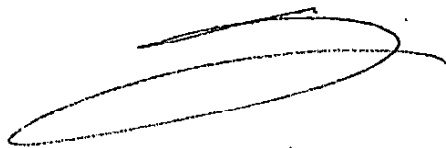
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, SS.

At \_\_\_\_\_ [city] this \_\_\_ day of September 2021, \_\_\_\_\_, Duly Authorized Agent of SINGING PINES FARM, LLC personally appeared, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of SINGING PINES FARM, LLC.

Before me, \_\_\_\_\_  
Notary Public

JPR:pw  
[

SEE ATTACHED  
09/07/2021



### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of SAN FRANCISCO

On 09/07/2021 before me, MARIO CAMPOLLO, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Kamal Zaki Elwattar  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



2

SINGING PINES FARM LLC  
CERTIFICATE OF RESOLUTION

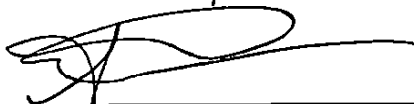
We, Anna El Wattar and Kamal El Wattar, the Members of Singing Pines Farm LLC, a Vermont limited liability company, with an office in the Town of Calais, do hereby represent and certify:

1. The following resolution has been adopted by the Company on September 4, 2021 and is now in full force and effect:

RESOLVED, either of the Members is authorized acting alone to bind the Company to execute and deliver to Louis Goodson a good and sufficient warranty deed, and all other necessary or convenient documents in connection therewith, for the sale of property of the Company at 937 Hayden Road, Calais, Vermont according to the terms of the Sale Contract between the Parties, and as may be subsequently amended, hereby ratifying and confirming any and all prior acts within the scope hereof.

2. There is no provision in the Articles of Organization of the Company nor any law of the State of Vermont limiting the power of the Members to pass and enact the foregoing resolution.
3. The foregoing resolution is a true and complete copy of the resolution so adopted by the Members.

Executed as of 7<sup>th</sup> September, 2021.

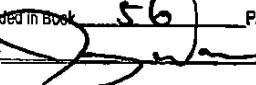


Anna El Wattar



Kamal El Wattar

JPR:  
[2021-153]

CALAIS TOWN CLERK'S OFFICE  
 Rec'd for record Sept 13 2021 AD  
 at 12 o'clock \_\_\_\_\_ minutes 8 M  
 Recorded in Book 561 Page 568  
 Attest:  Town Clerk