

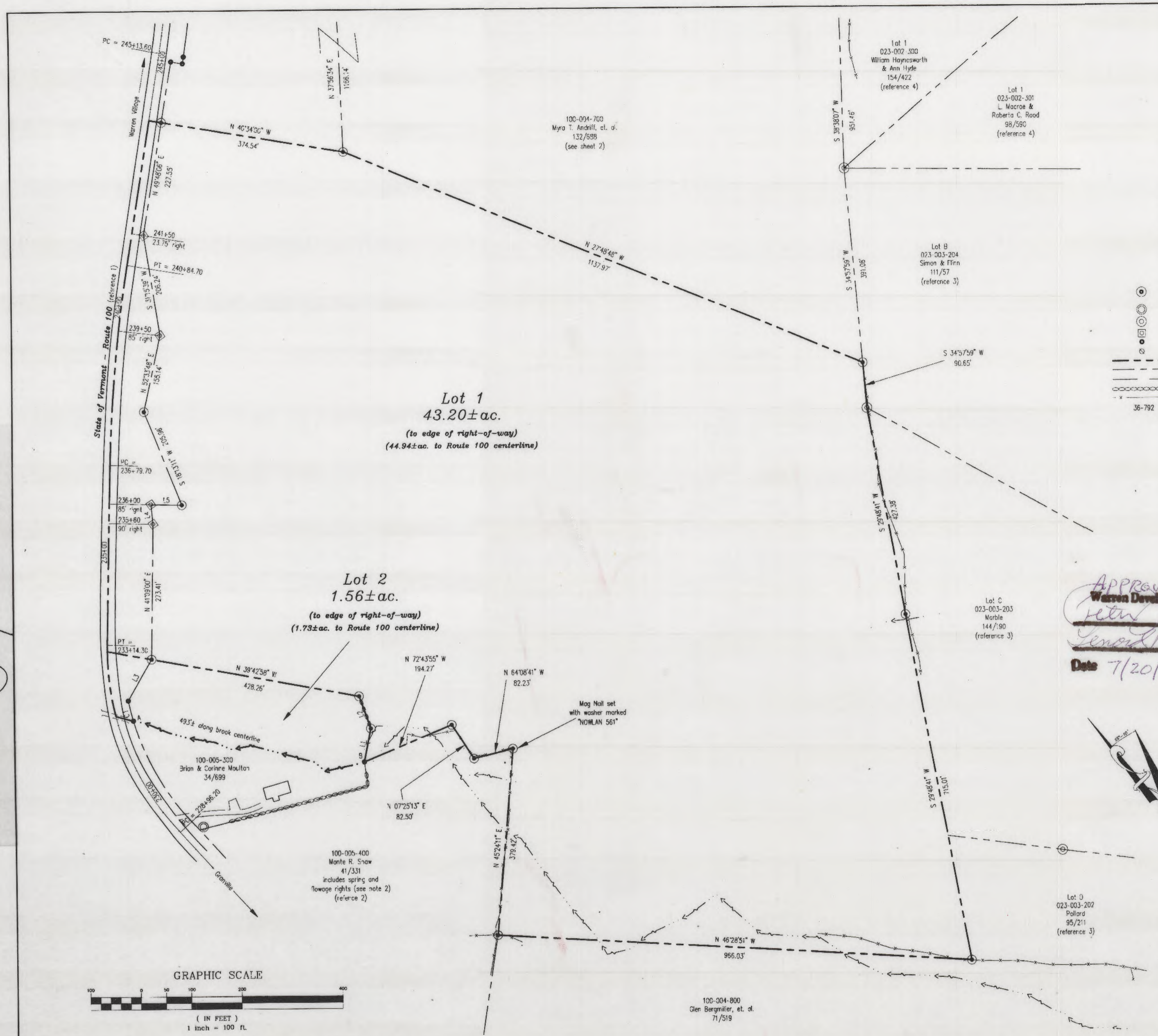
- Power / Utility Pole
- Logging Road / Trail
- Property Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

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.

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Rephotographs of New England, Williston, VT hereby certifies that this map was reproduced by the fixed line photographic process.

W. Feyel



LINE TABLE

LINE	LENGTH	BEARING
L1	70.31	N 51°31'47" E
L2	70.26	N 20°43'03" E
L3	96.75	N 70°25'25" E
L4	40.31	N 34°12'30" E
L5	63.00	S 48°40'00" E
A-B	477.02	S 39°25'59" E

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	42.84	514.40

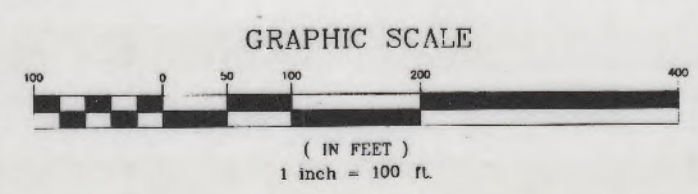
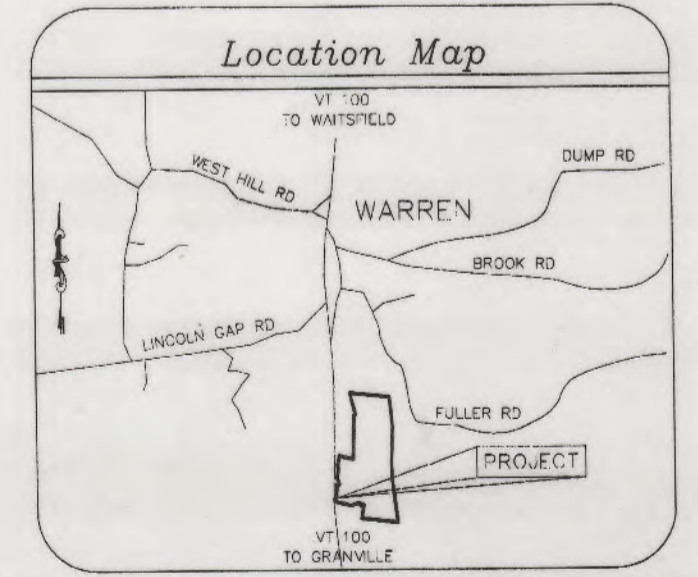
- LEGEND**
- ⊗ Iron rod set flush-18" reveal with red cap marked "NOWLAN 561"
 - ⊙ 1" iron pipe found 6-18" reveal
 - ⊗ Iron rod found 6-24" reveal
 - ⊙ Concrete monument found flush-12" reveal
 - Calculated point
 - Utility Pole
 - Property line
 - Right-of-Way line
 - Tie line
 - Stone wall
 - Barbed wire fence line
- 36-792 Book 36 Page 792 of the Land Records

- TITLE SOURCE: Warren Land Records**
- a. Katrica Kenyon to Katrica Kenyon and Corinne Moulton, quit claim deed dated July 19, 1994, recorded Book 105, Page 463.
 - b. Goldie Myra Taylor to Bertrand and Katrica Luce, warranty deed dated July 2, 1976, recorded Book 43, Page 685.
 - a. Myra T. Andriff, E. Ben Posey II, Barbara L. Dix, and Belinda L. Lozhnsky, quit claim deed dated July 8, 2000, recorded Book 132, Page 688.
 - b. Decree of distribution of the estate of Konrad Lee Taylor to Myra T. Andriff dated July 13, 1998, recorded Book 122, Page 20.
 - c. Leon and Goldie Taylor to Konrad Taylor, warranty deed dated May 13, 1965, recorded Book 26, Page 392.
 - d. Goldie Myra Taylor to Konrad and Shirley Taylor, warranty deed dated July 2, 1976, recorded Book 43, Page 701.
 - a. Myra T. Andriff, E. Ben Posey II, and Barbara L. Dix to Katrica Kenyon and Corinne Moulton, quit claim deed dated June 14, 2005 to be recorded.
 - b. Katrica Kenyon and Corinne Moulton to Myra T. Andriff, E. Ben Posey II, and Barbara L. Dix, quit claim deed dated May 10, 2005 to be recorded.

- REFERENCES:**
- 1) Vermont Agency of Transportation plans for Route 100 right-of-way, Highway Project 157(1), 1956, sheets 19-21. Warranty deed of assessment recorded Book 15, Page 389.
 - 2) A plat entitled "Survey of Bertrand Luce Property, Town of Warren, VT", dated August, 1971, by G.W. Cunningham, unrecorded.
 - 3) A plat entitled "Portion of Samara Farms, Inc., Located in Warren, Vermont", dated November 14, 1988, by Harold N. Marsh, recorded Slide 48.
 - 4) A plat entitled "Samara Farm, Inc. to Leslie L. & Dorothy H. Rood, Located in Warren, Vermont", dated August 5, 1988 by Harold N. Marsh, recorded Slide 40.
 - 5) A plat entitled "Samara Farm, Inc. to William Coddington, Warren, Vermont" dated November 4, 1987, by Harold N. Marsh, recorded Slide 41.
 - 6) A plat entitled "Survey of the Lands of Danforth Newcomb and Elizabeth W. Newcomb, Main Street, Warren, Vermont", dated November 30, 2000, by McCain Consulting, LLC, unrecorded.

- NOTES:**
- 1.) This map is based on the research of the Warren Land Records, physical evidence found and a total station traverse with a minimum positional tolerance which exceeds the State of Vermont Board of Land Surveyors Rules effective October 11, 1999, for urban surveys performed by Hugh McGowan and George N. McCain, Jr. in June, 2004.
 - 2.) This property is subject to spring and flowage rights in favor of land now or formerly of Monte R. Shaw, as described in a deed of Christopher Moore to A.C. Greenlet dated February 21, 1884, Book 13, Page 158.
 - 3.) Except where otherwise noted, no attempt was made to identify and/or locate any easements or rights-of-way that may exist, either recorded or unrecorded.
 - 4.) Bearings are based on Magnetic North as of June, 2004.
 - 5.) Research by Nicholas P. Nowlan. Map by Brad J. Herring.

APPROVED
Warren Development Review Board
Peter Monte
General Robinson
Date 7/20/05



Reduced for Recording

STATE OF VERMONT
NICHOLAS P. NOWLAN
REGISTERED LAND SURVEYOR
7/14/05

SURVEY OF THE LANDS OF
KATRICA KENYON & CORINNE MOULTON
Vermont Route 100 Warren, Vermont

SCALE: 1" = 100'
PROJECT: Mc24058
DRAWING: 24058rev.DWG

McCAIN CONSULTING, INC.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

DATE: AUGUST 11, 2004 SHEET 1 OF 2

Nicholas P. Nowlan, L.S. 561
This map complies with
27 VSA 1403 and 26 VSA 2596

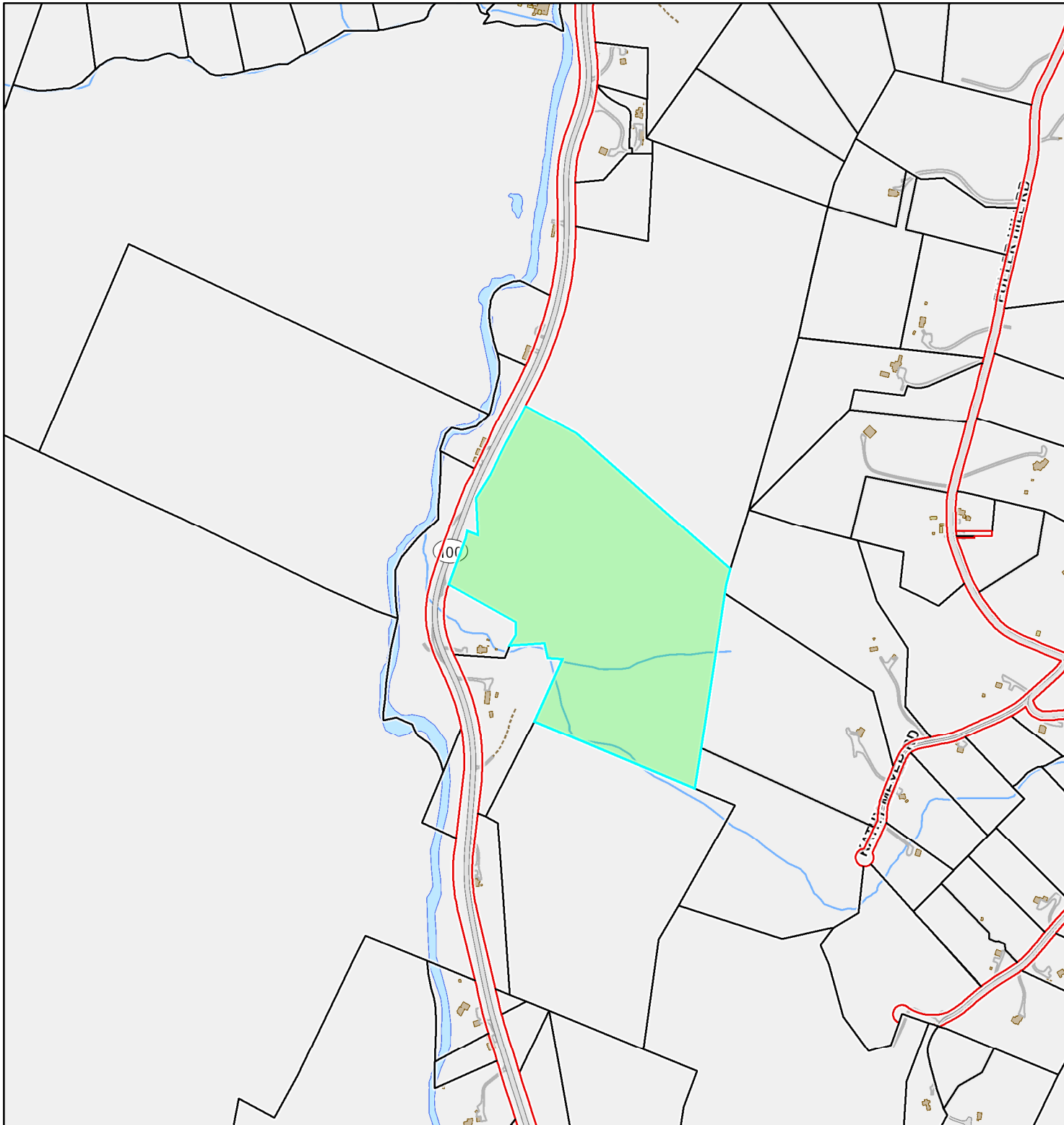
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7-21-05
9:30

Town of Warren, VT

Disclaimer

This map is a public resource of general information. The Town of Warren shall assume no liability for:

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
2. Any decision made or action taken or not taken by the reader in reliance upon any information or data furnished hereunder.



Legend

- Trails
- Parcel Lines
- Lot Line
- Right Of Way

0 330 660 1,320 Feet



1 inch:1,073 Feet



MARTHA M. PRICE

May 26, 2005

Dear Katricia:

As requested, on May 20, 2005 we dug Test Pits on your property on Route 100 in Warren, Vermont. We dug ten Test Pits in various locations throughout the 40 acre parcel in order to obtain a sampling of the soils on the site. Two areas were identified as suitable for in-ground leachfields that could be large enough to support more than one dwelling.

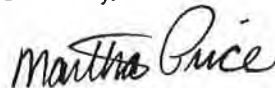
We found that the area along route 100 on the north end of the property has clean sandy gravel with no evidence of seasonal high water table (SHWT) above 48 inches. We dug four Test Pits (1-4) in this area and determined that the site would be suitable for an in-ground leachfield with a capacity of at least one four bedroom single family dwelling. A percolation test and topographic survey will determine the maximum number of dwellings this area is capable of supporting.

The clearing in the southwest portion of the property was also determined to be clean sandy gravel with no evidence of a SHWT above 72". We dug one Test Pit (#5) in this location, but given the topography and exposed soils we believe that his area is large enough to support multiple in-ground leachfields, or a large shared system. Further test pits and percolation tests will confirm our assumptions and determine the capacity of this site. "

Test Pits 6-10 were placed randomly throughout the property. This sampling exposed possibilities for multiple individual sites throughout the 40 acre parcel. From the testing that we performed, these systems would likely be mounds and in some cases pre-treatment would be required. We located 5 possible sites that would be worth pursuing further testing; see the attached Test Pit log for descriptions of the soils.

From the testing that we performed we have determined that you have suitable soils for ~~at least one single family dwelling. A multi-lot subdivision or multi-family dwelling is possible on this property with further testing.~~ Please feel free to contact me with any questions, or if I can be of further assistance to you in the future.

Sincerely,



Martha Price
Site Technician #482

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, **KATRICA KENYON** of Waitsfield, Vermont and **CORINNE MOULTON**, of Warren, Vermont, Grantors, in consideration of Ten and more Dollars paid to our full satisfaction by **STODDARD LAND CO., LLC**, of Dammeron Valley, Utah, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, **STODDARD LAND CO., LLC**, its successors and assigns forever, certain land and premises in Warren, Vermont, described as follows, viz:

Being a portion of the land and premises conveyed to Bertrand Luce and Katricia Luce as husband and wife by Warranty Deed of Goldie Myra Taylor dated July 2, 1976 and recorded in Book 43 pages 685-686 of the Land Records of the Town of Warren. Title was vested in the sole name of Katricia Luce by virtue of the death of Bertrand Luce, with reference to death certificate indicating date of death as August 19, 1978 in Book 2 Page 427 of the Land Records of the Town of Warren. Katricia Luce is now known as Katrica Kenyon by virtue of her marriage to Howard Kenyon, and with reference to Name Change Certificate verifying correct name as Katrica Kenyon dated August 19, 2005 and recorded in Book 176 Page 528 of the Land Records of the Town of Warren. Being a portion of the premises conveyed by Katricia Kenyon (actually Katrica Kenyon) to Katricia Kenyon (actually Katrica Kenyon) and Corinne Moulton by Quit Claim Deed dated July 19, 1994 and recorded in Book 105 Pages 483-485 of the Land Records of the Town of Warren.

Being a parcel of land consisting of 43.2+/- acres and designated as Lot #1 on a survey entitled "Survey of the lands of Katrica Kenyon and Corinne Moulton, Vermont Route 100 Warren, Vermont" by McCain Consulting, Inc. dated August 11, 2004 and recorded as Map Number 489, a part of Map Slide 101 of the Land Records of the Town of Warren.

Reference is also made to cross Quit Claim Deeds to establish a common boundary by and between Katrica Kenyon and Corinne Moulton; and Myra T. Ardoff, E. Ben Posey, II and Barbara L. Dix, both of which Quit Claim Deeds are to be recorded herewith in the Land Records of the Town of Warren.

Specifically excepted is Lot 2 as designated on the above-referenced Survey.

Subject to and with the benefit of rights, restrictions, covenants, terms, rights of way and easements referenced in the above-mentioned deeds and their records, or otherwise of record in the Warren Land Records, which are valid and enforceable at law on the date of this deed – not meaning by such language to renew, reinstate or extend the validity of any encumbrance which is otherwise barred by the provisions of Vermont law.

000295

Reference is hereby made to said deeds, and their records, to all references therein and to the Warren Land Records in aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, STODDARD LAND CO., LLC, and its successors and assigns, to their own use and behoof forever; and KATRICA KENYON and CORINNE MOULTON, the said Grantors, for themselves and their heirs, executors and administrators, do covenant with the said Grantee and its successors and assigns, that until the ensembling of these presents they 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, except as aforesaid, and they hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 30th day of November 2005.

[Signature]
Witness as to both

[Signature]
Katrica Kenyon
[Signature]
Corinne Moulton

STATE OF VERMONT
COUNTY OF WASHINGTON

At Waitsfield this 30th day of November 2005, personally appeared KATRICA KENYON and CORINNE MOULTON, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me [Signature]
Notary Public

My commission expires: 2/10/07

TOWN OF WARREN, VT
Received for Record 12/11 2005
at 2:10 o'clock P M and Received in
Vol 179 Page 294-295
[Signature]
TOWN CLERK

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
- ACKNOWLEDGEMENT -
Return Rec'd - Tax Paid - Board of Health Cert. Rec'd.
Vt. Land Use & Development Plains Act. Cert. Rec'd.
Return No. 505369
Signed [Signature] Clerk
Date 12/11/05