



-100- 2nd D. 1974, 1989, 2003
12/15/17

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **Edward G. Bennett**, of the Town of Belvidere, County of Lamoille, and State of Vermont, Grantor, in consideration of ten dollars and other good and valuable consideration paid to my full satisfaction by **Michael D. Weber Jr. and Lauren K. Weber**, of Fairfax, County of Franklin and State of Vermont, Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, **Michael D. Weber Jr. and Lauren K. Weber**, as husband and wife as tenants by the entirety, and their heirs and assigns forever, a certain parcel of land in the Town of Belvidere, County of Lamoille and State of Vermont, described as follows, viz:

Being the undivided one-half interest in lands situated in the Town of Belvidere conveyed to Edward G. Bennett and Carol A. Bennett (now deceased) as tenants by the entirety by Warranty Deed of Maurice B. McCuin dated June 25, 1974 and recorded in Book 14, Page 349 of the Belvidere Land Records.

Being the undivided one-half interest in lands situated in the Town of Belvidere conveyed to Edward G. Bennett and Carol A. Bennett (now deceased) as tenants by the entirety by Warranty Deed of Dallas D. Bennett and Marylin Bennett dated May 26, 1989 and recorded in Book 18, Page 323 of the Belvidere Land Records.

Being all the same lands and premises situated in the Town of Belvidere conveyed to Edward G. Bennett, Carol A. Bennett (now deceased), Dallas D. Bennett and Marylin Bennett by Warranty Deed of Maurice B. McCuin dated June 25, 1974 and recorded in Book 14, Page 349 of the Belvidere Land Records.

Reference is made to an Easements Agreement dated March 10, 2003 and recorded in Book 25, Page 485 of the Belvidere Land Records.

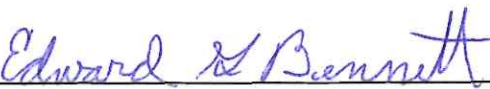
Reference is made to the above-mentioned instruments, the records thereof, the references made therein and their respective records and references, all in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Michael D. Weber Jr. and Lauren K. Weber, as husband and wife as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever.

And I the said Grantor, for myself and my heirs, successors and assigns, do covenant with the said Grantees, and their heirs 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 hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15 day of December 2017.



Edward G. Bennett

Belvidere, VT Town Clerk's Office

Received for record December

19 A.D., 2017

At 1 o'clock 45 minutes P M.

and recorded in Book 35 Page 487

of Belvidere Land Records

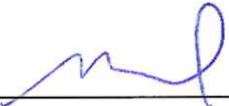
Attest Frances Leavitt Asst. Town Clerk

STATE OF VERMONT

COUNTY OF FRANKLIN, SS

At St. Albans this 15th day of December 2017, **Edward G. Bennett** personally appeared and acknowledged this instrument, by his sealed and subscribed, to be his free act and deed.

Before me,



Notary Public

Commission Expires February 10, 2019

Borrower: Michael/Lauren Weber

File No.: 17011018

Property Address: Lot 1 off Route 100 (E-911 to be created)

Case No.:

City: Belvidere

State: VT

Zip: 05442

Lender: New England Federal Credit Union

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Vol. 25

EASEMENTS AGREEMENT

This Easements Agreement is made this 10th day of March, 2003, by and between MABEL H. BUTTOLPH, of Hyde Park, Vermont ("Buttolph"), and EDWARD E. BENNETT and NELBA B. BENNETT, husband and wife, of Belvidere Vermont ("Bennett");

RECITALS

A. Buttolph is the owner of certain lands and premises commonly known as Butternut Bend located between Laraway Mountain Road and the North Branch (a/k/a Kelly Branch) of the Lamoille River in Belvidere, Vermont, as more particular shown on a survey entitled "Boundary Survey of Mabel Buttolph's Butternut Bend 13 Pg 147 in Belvidere, Vermont" by Shire Town Engineering, Land Planning and Surveying, David M. Ring, P.E., P.L.S., dated September 1, 2001, and recorded in the Town of Belvidere Land Records on January 9, 2003, as Map #69 (the "Survey"). Said lands and premises were conveyed to Mabel H. Buttolph by warranty deed of Edward E. Buttolph and Barbara C. Buttolph dated August 18, 1965, and recorded in the Town of Belvidere Land Records on August 21, 1965, in Volume 13 at Page 14 (the "Buttolph Property"). The Buttolph Property is served by a 22 foot wide strip of land providing access to the Buttolph Property from Vermont Route 109, as shown on the Survey (the "Buttolph Access").

B. Edward G. Bennett owns certain lands and premises in Belvidere, Vermont, which abut in part the Buttolph Property. Said lands and premises were conveyed to Edward and Carol Bennett (now deceased) by deeds of Maurice B.

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Donald R. Powers P.C.
48 COURT STREET
MIDDLEBURY, VT 05753
PHONE: (802) 388-2211
FAX: (802) 388-1113
drpowers@adolphia.net

Borrower: Michael/Lauren Weber

File No.: 17011018

Property Address: Lot 1 off Route 109 (E-911 to be created)

Case No.:

City: Belvidere

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McCuin to Edward and Carol Bennett and Dallas and Marilyn Bennett, dated June 25, 1974, and recorded in the Town of Belvidere Land Records on September 11, 1974, in Volume 14 at Page 349, and deed from Dallas and Marilyn Bennett to Edward and Carol Bennett, dated May 26, 1989, and recorded in the Town of Belvidere Land Records on June 16, 1989, in Volume 18 at Page 323 (the "Bennett Property"). The Bennett Property is served by a 20 foot wide strip of land providing access from Vermont Route 109, as shown on the Survey (the "Bennett Access").

C. The parties wish to provide that the Buttolph Property has a right of way over the Bennett Access and that the Bennett Property has a right of way over the Buttolph Access, and that both parties have the benefit and use of any land that lies between the Bennett Access and the Buttolph Access.

D. "Bennett" as used herein refers to Edward G. Bennett. Nelba B. Bennett joins in this Agreement to release and quitclaim any interest she may have in land of Edward G. Bennett by virtue of her marriage to him.

NOW, THEREFORE, in consideration of One Dollar and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Buttolph hereby quitclaims, remises and releases to Bennett, his heirs assigns, a perpetual non-exclusive easement in common with Buttolph and her heirs and assigns, for vehicular and pedestrian ingress and egress between Vermont Route 109 and the Bennett Property, over and upon the Buttolph Access. This

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Borrower: Michael/Lauren Weber		File No.: 17011018
Property Address: Lot 1 off Route 109 (E-911 to be created)		Case No.:
City: Belvidere	State: VT	Zip: 05442
Lender: New England Federal Credit Union		

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easement is shown on the Survey in a detail entitled "Detail of Buttolph Conveyance to Bennett," and is more particularly described as follows:

Beginning at a point marked by an iron rod set in the southerly edge of the presumed right of way of Vermont Route 109, and in the corner of lands owned by McLean and Mabel Buttolph; thence going South 64°39' East a distance of 22.64 feet to a point; thence going South 39°02' West a distance of 521.28 feet to a point referenced by an iron rod set a distance of 8.93 feet from said point on a bearing of South 81°58' East; thence going from said point South 01°04' East a distance of 181.68 feet to a point marking the southerly terminus and easterly sideline of the Buttolph Access; thence going North 44°09' West a distance of 32.21 feet to an iron rod set; thence going North 01°04' West a distance of 166.18 feet to a point (now the Kelley River) referenced by an iron rod set a distance of 14.75 feet from said point on a bearing of North 64°25' West; thence going from said point North 39°02' East a distance of 523.95 feet to the point of beginning.

2. Bennett hereby quitclaims, remises and releases to Buttolph, her heirs and assigns, a perpetual non-exclusive easement in common with Bennett and his heirs and assigns, for vehicular and pedestrian ingress and egress between Vermont Route 109 and the Buttolph Property, over and upon the Bennett Access. This easement is shown on the Survey in a detail entitled "Detail of Bennett Conveyance to Buttolph," and is more particularly described as follows:

Beginning at a point located South 64°39' East a distance of 22.64 feet from an iron rod set in the southerly edge of the presumed right of way of Vermont Route

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Borrower: Michael/Lauren Weber		File No.: 17011018
Property Address: Lot 1 off Route 109 (E-911 to be created)		Case No.:
City: Belvidere	State: VT	Zip: 05442
Lender: New England Federal Credit Union		

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109 in the corner of lands owned by McLean and Mabel Buttolph; thence going a the sideline of the Buttolph Access South 39°02' West a distance of 521.28 feet to a point referenced by an iron rod set a distance of 8.93 feet from said point on a bearing of South 81°58' East; thence South 01°04' East a distance of 181.68 feet to a point marking the southerly terminus and easterly sideline of the Buttolph Access; thence South 44°08' East a distance of 27.35 feet to an iron rod set; thence North 01°04' West a distance of 191.06 feet to an iron rod set; thence North 39°02' East a distance of 311.65 feet to an iron pipe found marking the boundary line between Edward Bennett and lands of Sterling Longe and Sarah Machia; thence North 43°00' East a distance of 199.45 feet to an iron rod found; thence North 43°19' East a distance of 14.71 feet to a point on the sideline of Vermont Route 109; thence North 62°29' West a distance of 21.61 feet to an iron rod set on the sideline of Vermont Route 109; thence North 63°27' West a distance of 16.37 feet to the point of beginning.

3. To the extent that the Buttolph and Bennett Accesses may not be contiguous all the way from Vermont Route 109 to their southerly ends, the parties hereby mutually quitclaim, each to the other, a perpetual non-exclusive easement for pedestrian and vehicular ingress and egress over and upon any lands lying between the Bennett Access and the Buttolph Access.

4. Neither party shall be obligated to construct any improvements within the rights of way hereby quitclaimed. To the extent that any improvements within the

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rights of way are used by more than one property owner, the cost of maintaining the commonly used improvements shall be shared by the parties in proportion to use.

5. The easements and rights of way herein quitclaimed shall run with title to the lands benefitted and burdened by these easements, and shall bind and benefit the parties, their heirs and assigns, and shall further benefit any other lands of the parties now owned or hereafter acquired and located adjacent or contiguous to the lands described in the above-referenced deeds.

Dated as of the date and year first above written.

IN PRESENCE OF:

MABEL H. BUTTOLPH
Witnessed to MHB

MABEL H. BUTTOLPH
MABEL H. BUTTOLPH

MABEL H. BUTTOLPH
Printed Name

NANCY LAROSE
Witnessed to EGB

EDWARD G. BENNETT
EDWARD G. BENNETT

NANCY LAROSE
Printed Name

NANCY LAROSE
Witnessed to NBB

NELBA B. BENNETT
NELBA B. BENNETT

NANCY LAROSE
Printed Name

LAW OFFICES
Donald R. Powers P.C.

Borrower: Michael/Lauren Weber

File No.: 17011018

Property Address: Lot 1 off Route 109 (E-911 to be created)

Case No.:

City: Belvidere

State: VT

Zip: 05442

Lender: New England Federal Credit Union

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STATE OF VERMONT
LAMOILLE COUNTY, SS.

At Merchants Bank, in said County, this 25 day of February,
2003, personally appeared Mabel H. Buttolph, and she acknowledged the foregoing
instrument, by her signed, to be her free act and deed.

Before me,

Nancy G. LaRose 2-10-03
Notary Public Chittenden County
My Commission Expires: 2/10/03

STATE OF VERMONT
LAMOILLE COUNTY, SS.

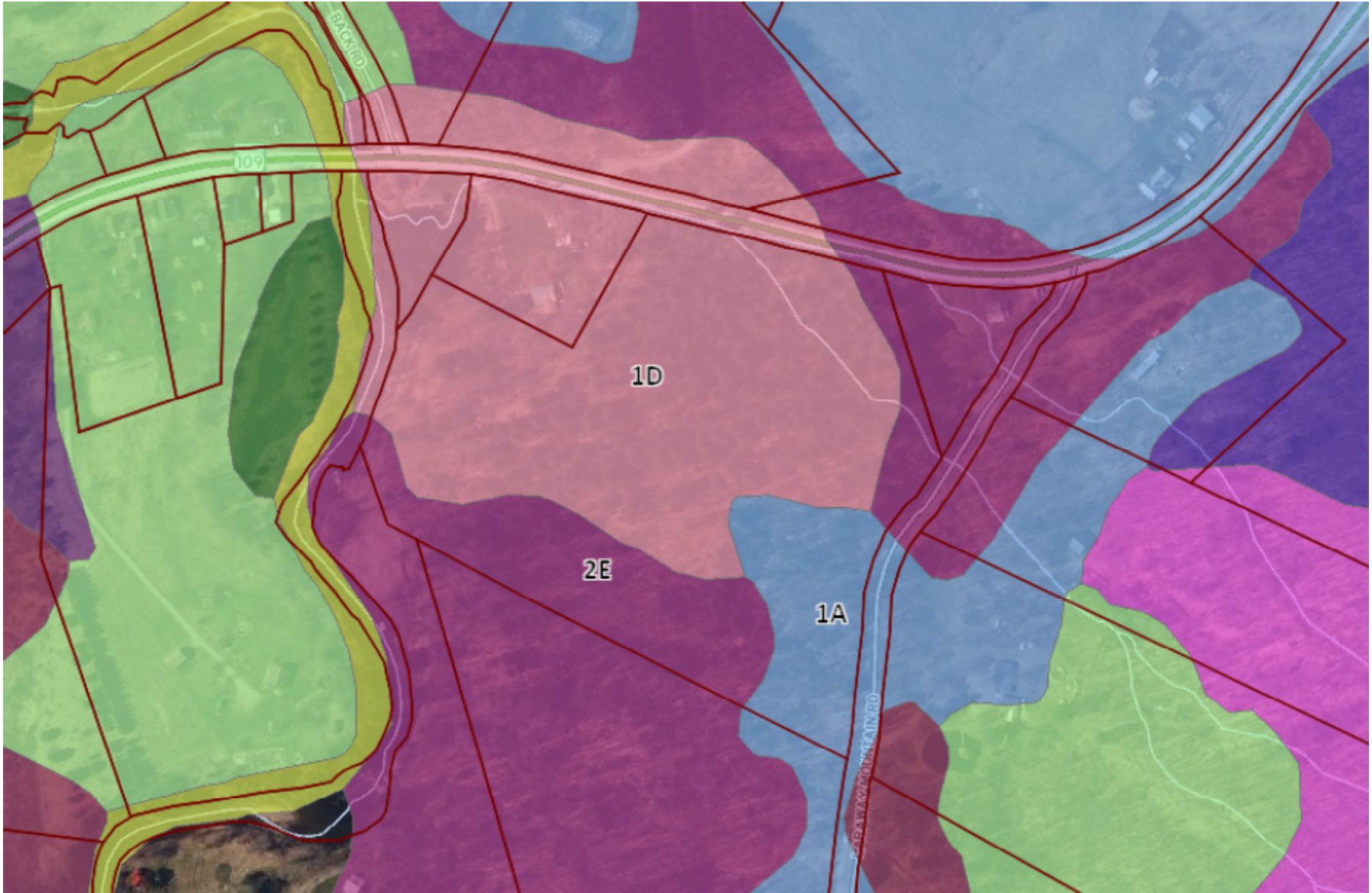
At Waterville, in said County, this 10th day of March,
2003, personally appeared Edward G. Bennett and Nelba B. Bennett, and they
acknowledged the foregoing instrument, by them signed, to be their free act and
deed.

Before me,

Nancy G. LaRose
Notary Public
My Commission Expires: 2/10/03
2/10/07

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ButtolphBennettEasement
Draft #4 01/22/03





Vermont Mandatory Flood Disclosure



Date Prepared: 09/18/2026

Seller's Name(s): Michael Weber Lauren Weber

Property Address: 63 Fletcher's Butternut Lane
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at <https://msc.fema.gov/portal/home>.

☐ A copy of the FEMA map for the Property is attached; or,

☒ A link to the FEMA map for the Property is as follows:

<https://msc.fema.gov/portal/search?AddressQuery=63%20Fletcher%27s%20Butternut%20Ln%2C%20Belvidere%20Vt> ; or,

☐ A FEMA map is unavailable for the Property or the community in which the property is located.

1	Has the Property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	☐ Yes	☒ No
1a	If yes, please describe:		
2	Does the seller maintain flood insurance on the Property?	☐ Yes	☒ No

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

Seller: Michael Weber dotloop verified
09/18/26 12:37 PM EDT
TTVC-QKDT-X4ZU-MTGF
(Signature) (Date)

Seller: Lauren Weber dotloop verified
09/19/26 6:58 AM EDT
VSK2-NRWT-9DCF-JVUK
(Signature) (Date)

Seller:
(Signature) (Date)

Seller:
(Signature) (Date)

Buyer acknowledges receipt of this Disclosure. It is the Buyer's responsibility to review any attached or linked maps for information regarding potential flood hazard areas affecting the Property. There may be map amendments or other information available at <https://msc.fema.gov/portal/home>.

Buyer:
(Signature) (Date)

Buyer:
(Signature) (Date)

Buyer:
(Signature) (Date)

Buyer:
(Signature) (Date)

Know all Men by These Presents:

That We, Maurice and Menta McCuin, Husband and wife

of Belvidere in the County of Lamoille and State of Vermont Grantor^s,
in the consideration of One Dollar and other valuable consideration Dollars
paid to Our full satisfaction by Roger and Ida Coburn, husband and wife

of Belvidere in the County of Lamoille and State of Vermont Grantee^s,
by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee^s
Roger and Ida Coburn
and their heirs and assigns forever, a certain piece of land in Belvidere in the
County of Lamoille and State of Vermont, described as follows, viz:

It being a certain piece of land located in the village of Belvidere Junction, bounded on the North by the highway, on the east by the property of Maurice and Menta McCuin, being 88 feet from the Church, on the South by property owned by Ernest and Carol Schwarm, and supposed to contain 1/8 acre (one eighth acre), be the same more or less, being a part of land deeded to Maurice and Menta McCuin, by Howard Brooks in his deed of Warranty dated October 23, 1952 and recorded in Book 9, Page 168, of the Belvidere Land Records.

Reference being had to these records and all former records for a more particular description of the above mentioned property.

Also water rights are being given to a certain spring or springs, located in the night pasture owned by Maurice and Menta McCuin, bounded on the North by the Highway, on the South and west by property owned by Alva Fletcher, on the East by the so-called Coddington Hollow road, We also give right of Way to the said spring or springs and reserve 1/2 (one half) of springs.

On this day and in said said granted premises, with all the privileges and appurtenances thereof, to the said Grantee^s
Roger and Ida Coburn

their heirs and assigns, to their own use and behoof forever
and we the said Grantor^s Maurice and Menta McCuin
for ourselves

and our heirs, executors and administrators, do covenant with the said Grantee^s
Roger and Ida Coburn

their heirs and assigns that until the ensembling of these presents, we are 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;

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

In Witness Whereof We hereunto set our hands and seal this 24th day of May A. D. 1960

IN PRESENCE OF

Ray H. Barry, Sr.
Maefred Barry

Maurice McCuin L. S.
Menta McCuin L. S.
L. S.
L. S.
L. S.

State of Vermont
Lamoille County, ss.

At Belvidere this 24th day of May A. D. 1960

Maurice and Menta McCuin

personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

BEFORE ME Gladys Wright Notary Public.
Belvidere Town Clerk's Office May 24th A. D. 1960, at 4 o'clock 20 minutes P. M.

Received for record a Deed, of which the foregoing is a true copy.

A True Record. Attest, Town Clerk.

I hereby certify that United States stamp to the amount of \$0.00 Stamps signed were affixed to the foregoing instrument and were duly canceled.

Attest: Town Clerk.

516 Water Right - Roger Coburn to Anna Machia.

On this day, Aug 12, 1972. I Roger Coburn
Grant Anna Machia the right to water
as long as Anna Machia resides at her
home in Belvidere Center.

At which time the property is sold
or rented, the water will be disconnected
and this Grant will be returned to
said Grantor.

Grantee Anna S. Machia

Grantor Roger Coburn

Witness Myna Tallman

Witness Emmett M. Eldred

Belvidere Town Clerk's office received for
record Aug. 12, 1972^{2:00 PM} an agreement of
which the foregoing is a true copy.

attest Harriet L. Brown
Town Clerk