

Vermont Property Transfer Tax  
 37 V.S.A. Chap. 231  
**- ACKNOWLEDGMENT -**  
 Return Rec'd -- Tax Paid -- Board of Health Cert. Rec'd --  
 W. Land Use & Development Plans Ad. Cert. Rec'd.  
 Return No. 01-13  
 Signed A. DiGiovanna, Clerk  
 Date 3/19/01

VERMONT QUITCLAIM DEED

STOCKBRIDGE TOWN CLERK'S OFFICE  
 RECEIVED FOR RECORD/DISCHARGE  
 This 19 Day of MARCH A.D., 20 01  
 At 5 O'Clock 12 P. M.  
 Received And Recorded in Vol. 57  
 At Page 585-587  
 Attest William P. Brown Town Clerk

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, I, JOYCE E. TWITCHELL, of Rochester, in the County of Windsor and State of Vermont, Grantor, in the consideration of One dollar and other valuable consideration, paid to my full satisfaction by:

TERRY T. FAY and NANCY T. FAY, husband and wife, of Stockbridge, County of Windsor and State of Vermont, Grantees, by these presents, have REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said Grantees, TERRY T. FAY and NANCY T. FAY, husband and wife, as tenants by the entirety, and their heirs and assigns forever all of my interest in a certain piece of land in Stockbridge in the County of Windsor and State of Vermont described as follows, viz:

Being a parcel of land with buildings thereon standing in Stockbridge, Vermont, being more particularly described as follows:

Being all and the same land and premises merged and conveyed to Joyce E. Twitchell by Quit Claim Deed of Joyce E. Twitchell dated March 22, 2000 and recorded in Volume 56, Pages 585-587 of the Stockbridge Land Records, being more particularly described therein as follows:

"Being two contiguous parcels of land in Stockbridge, Vermont, now to be merged as one parcel, being more particularly described as follows:

"Being all and the same land and premises conveyed to Joyce E. Twitchell by Quit Claim Deed of Frank A. Twitchell, Jr. dated October 4, 1990 and recorded in Volume 47, Page 456 of the Stockbridge Land Records, being more particularly described therein as follows:

" 'Being approximately 2 acres of land, more or less, with a camp thereon standing, and being all and the same land and premises conveyed to Frank A. Twitchell, Jr. by the Warranty Deed of Frank A. Twitchell, Sr. and Joyce E. Twitchell, dated June 04, 1986 and recorded June 04, 1986 in Book 42, Pages 344-346, in the Land Records of Stockbridge, Vermont, to which deed, prior deeds therein mentioned and to the said Stockbridge Land Records, reference may be had in aid of this description.

" 'Intending to include in this conveyance, the water rights described in the foregoing instrument.....'

"This property is described by metes and bounds, including a more specific description of the above mentioned water rights in a Warranty Deed from Frank A. Twitchell, Sr. and Joyce E. Twitchell, to Frank A. Twitchell, Jr. dated June 4, 1986 and recorded in Volume 42, Pages 344-346 of the Stockbridge Land Records as follows:

“ Being a piece of land on the north side of the Cold Brook Road, so-called, beginning in the southeasterly corner of the land of the Grantors and the southeasterly (sic) of the land conveyed herein at a point where a stone wall intersects the said Cold Brook Road; thence running approximately N58 degrees W along the Cold Brook Road, so-called, 208 feet, more or less, to stone marker; thence approximately N32 degrees E in a line parallel with the aforementioned stone wall and at approximate right angles with the said road 416 feet, more or less, to a stone marker in the northwesterly corner of the lands conveyed herein; thence approximately S 58degrees E, more or less, in a line parallel with the said Cold Brook Road to the aforementioned stone wall; thence approximately S32 degrees W, more or less, along the stone wall 416 feet, more or less, to the point and place of beginning, which lands conveyed herein are believed to contain 2 acres, more or less.

“ Also included herein is a right to draw water for one-family residential purposes from a spring located at the head of a brook on the Sharpe Farm approximately 700 feet northwesterly from the northwesterly corner of the lands conveyed herein. The Grantees herein, their heirs, successors, administrators, and assigns, shall, in the event they choose to use such water, run an underground pipe from the water source to the lands of the Grantees, which pipe shall be no more than ¾” in diameter and which line must be buried and concealed, and the lands of the Grantors, their heirs, successors, administrators and assigns, shall be restored to their condition prior to the burying or repair of the line to a condition reasonably approximating the condition prior to the burying or repairing of the line. The right conveyed herein is non-exclusive, and the grantors, or the heirs, successors, administrators, or assigns of Grantors may convey or use such water in addition to the rights conveyed herein and in the event the Grantors herein, or their heirs, executors, administrators, successors, or assigns, choose to do any type of construction which in any way interferes with or is interfered by the line run by the Grantees herein, then it shall be the Grantees’ responsibility to move such line, the expense for which shall be borne by the Grantees.”

“This parcel is benefited by a septic easement from Arthur Mahren to Frank A. Sr. and Joyce E. Twitchell, dated April 14, 1999 and recorded in Book 55, Page 598-600 of the Stockbridge Land Records.

“Also being all and the same land and premises conveyed to Joyce E. Twitchell by Warranty Deed of Joan Reinhagen, dated March 22, 2000, not yet but to be recorded simultaneously herewith in the Stockbridge Land Records, being more particularly described therein as follows:

“ Being all and the same lands and premises conveyed to Raymond Reinhagen (now deceased) and Joan Reinhagen by Warranty Deed of Masil Brown and Leah D. Brown dated July 22, 1975 and recorded in Book 34, Page 353 of the Stockbridge Land Records, and more particularly described as follows:

“ ‘Being a parcel of land with no buildings situated thereon containing approximately 10 to 15 acres, be the same more or less, and being all and the same land and premises conveyed to the grantors herein by Warranty Deed of Lorenzo Brown and Dorothy M. Brown dated July 23, 1966, and of record in Book 32, Page 362 of the Stockbridge Land Records, and said property is bounded on the east by property now or formerly of Arthur Mahren on the south by property now or formerly of Theodore Green, on the west by the New Boston Road, so-called, and on the north by property now or formerly of Arthur Mahren and the New Boston Road, so-called.’

“The purpose of this deed is to merge the two above described contiguous parcels into one parcel of approximately 17 acres, more or less.

“Reference may be had to the above deeds and the deeds mentioned therein in aid of this description.”

Subject to and benefited by easements and rights of way of record.

TO HAVE AND TO HOLD all right and title in and to said quitclaimed premises, with all the privileges and appurtenances thereof, to the said grantees, Terry T. Fay and Nancy T. Fay, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and furthermore, I, the said Grantor, JOYCE E. TWITCHELL, do for myself and my heirs, executors and administrators, covenant with the said Grantees, TERRY T. FAY and NANCY T. FAY, husband and wife, that from and after the ensembling of these presents, I, JOYCE E. TWITCHELL, will have and claim no right, in, or to the said quit-claimed premises, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15th day of March, 2001.

In presence of:

Jean M. Distrow Witness Joyce E. Twitchell L.S.  
Joyce E. Twitchell

STATE OF VERMONT  
COUNTY OF WINDSOR

At Rochester, this 15th day of MARCH 2001, Joyce E. Twitchell personally appeared and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Notary Public: Jean M. Distrow My commission expires: 2/10/03

A true copy. Attest: Catherine Brown

Town Clerk