

EXECUTOR'S DEED

TO ALL TO WHOM THESE PRESENTS SHALL COME **DAVID M. BALDWIN, JR.**, Executor of the Goods, Chattels and Estate of **THEODORE D. BALDWIN**, late of Stockbridge in the County of Windsor, and State of Vermont, deceased, SEND GREETING:

WHEREAS, the Honorable the Probate Court for the District of Windsor, at a session thereof, holden at the Probate Office in Woodstock, in said District, on the 30th day of May, 2013 on due application in writing, for that purpose, which said application having been duly published according to law, did issue a Partial Decree of Distribution and authorize **DAVID M. BALDWIN, JR.** to convey all of the real estate of said deceased, for the purpose of settling the estate.

AND WHEREAS, having previously taken the oath required by law, and fulfilled all the requisitions of the Statute, and of the aforesaid, **DAVID M. BALDWIN, JR.** has conveyed all of the same real estate to **LOIS V. BALDWIN, TRUSTEE OF THE THEODORE D. AND LOIS V. BALDWIN 2013 TRUST, DATED SEPTEMBER 6, 2013**, of the Town of Stockbridge, County of Windsor, and State of Vermont, for the sum of **ONE DOLLAR** and other good and valuable consideration.

NOW, KNOW YE, that pursuant to the Partial Decree of Distribution and authority aforesaid, and not otherwise, and in consideration of the said sum of **ONE DOLLAR** and other good and valuable consideration, the receipt whereof **DAVID M. BALDWIN, JR** does hereby acknowledge, **DAVID M. BALDWIN, JR**, does by these presents, GRANT, BARGAIN, SELL, CONVEY and CONFIRM unto the said **LOIS V. BALDWIN, TRUSTEE OF THE THEODORE D. AND LOIS V. BALDWIN 2013 TRUST, DATED SEPTEMBER 6, 2013** and their successors and assigns, the following described land in the Town of Stockbridge, in the County of Windsor, and State of Vermont described as follows, viz:

Being all and the same lands and premises conveyed to Theodore D.

Baldwin (deceased) by Warranty Deed of Jon R. Kiernan, dated January 13, 2000 and recorded on January 19, 2000 in Book 56 at Page 431 of the Town of Stockbridge Land Records.

The property is benefitted by an Easement and Right of Way from Sable Mountain Corporation to Theodore D. Baldwin, dated April 17, 2008 and recorded on May 1, 2008 in Book 71 at Page 564 of the Town of Stockbridge Land Records.

Reference is made to a Partial Decree of Distribution issued by the State of Vermont Probate Court, District of Windsor dated May 30, 2013 and recorded of even date herewith.

being all of the real estate whereof the said **THEODORE D. BALDWIN** died seized and possessed in the said Town of Stockbridge.

TO HAVE AND TO HOLD the said premises, with all the privileges and appurtenances thereof, to the said **LOIS V. BALDWIN, TRUSTEE OF THE THEODORE D. AND LOIS V. BALDWIN 2013 TRUST, DATED SEPTEMBER 6, 2013** and their successors and assigns forever, to their own use. And **DAVID M. BALDWIN, JR.**, the said Executor, does covenant with the said **LOIS V. BALDWIN, TRUSTEE OF THE THEODORE D. AND LOIS V. BALDWIN 2013 TRUST, DATED SEPTEMBER 6, 2013** their successors and assigns, that the said **THEODORE D. BALDWIN** died seized of the granted premises, that **DAVID M. BALDWIN, JR.** is duly authorized by the Court aforesaid, to convey the same to the said **LOIS V. BALDWIN, TRUSTEE OF THE THEODORE D. AND LOIS V. BALDWIN 2013 TRUST, DATED SEPTEMBER 6, 2013**, in manner and form aforesaid, that **DAVID M. BALDWIN, JR.** have in all things observed the direction of the law, and the Partial Decree aforesaid, in the conveyance aforesaid; that **DAVID M. BALDWIN, JR** will, and his heirs, executors and administrators shall WARRANT AND DEFEND said premises against all persons claiming the same, by, from or under the said **THEODORE D. BALDWIN** or **DAVID**

M. BALDWIN, JR, the said Executor, but against no other person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st day of Oct, 2013.

IN PRESENCE OF

ESTATE OF THEODORE D. BALDWIN

Mark J. LaPorte
Witness

By: David M. Baldwin
DAVID M. BALDWIN, JR., Executor

STATE OF VERMONT
COUNTY OF RUTLAND, SS.

At Rutland, Vermont this 1st day of Oct, 2013, DAVID M. BALDWIN, JR, Executor of the Estate of Theodore D. Baldwin, personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me,

Rosemary P. Jolly
Notary Public

My Commission Expires: 02/10/15

STOCKBRIDGE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD/DISCHARGE
This 29th Day of Oct A.D., 2013
At 8 O'Clock 3:10 P.M.
Received And Recorded In Vol. 18
At Page 412-414
Attc. Catherine Brown Town Clerk

Vermont Property Transfer
32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
Return Received
Return No. 13-34
Signed C. Brown Clerk
Date 10/29/13

A true copy. Attest: Catherine Brown

Town Clerk