

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, Colin C. Miller, Seattle, Washington GRANTOR, in the consideration of One Dollar and Other Good and Valuable Consideration paid to my full satisfaction by John Carl Marshall and Robyn Elizabeth Marshall, husband and wife, of Rochester, Vermont, GRANTEES, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said GRANTEES, John Carl Marshall and Robyn Elizabeth Marshall, husband and wife, and their heirs and assigns forever, a certain piece of land in the Town of Rochester, in the County of Windsor, and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Colin C. Miller by Warranty Deed of Great Hawk Corporation dated November 15, 1973 and recorded in Book 39 at Page 191 of the Rochester Land Records and therein more particularly described as follows:

Being lot 58 of the Great Hawk Colony Development in Rochester, Vermont as shown on the Great Hawk Colony Master Plan previously filed in the Rochester Town Clerk's Office, and Great Hawk Colony site plan, Northern and Great Pond sectors, dated July 7, 1972 and revised August 7, 1973 and filed in the Rochester Town Clerk's Office August 10, 1973, to which reference may be had, and being more particularly described as follows:

Beginning at a wood stake, which is the northernmost corner of lot 58, thence in a southwesterly direction, on a bearing of South 42°15' West for a distance of 220 feet, more or less, to a wood stake;

thence in a southeasterly direction, on a bearing of South 21°30' East for a distance of 202 feet, more or less, to a wood stake set in the northwesterly edge of the right-of-way of Falcon Loop West;

thence in a northeasterly direction, along the northwesterly edge of the right-of-way of said road, on a bearing of North 39°30, East, for a distance of 263 feet, more or less, to a wood stake;

thence proceed in a northwesterly direction, in a straight line to the point of beginning.

Being a part of the land and premises conveyed by George O. and Gertrude E. Martin by deed dated June 26, 1967 and recorded in Book 33 at Page 438 of Rochester Land Records. Reference may be had to a subsequent deed dated July 17, 1968 and recorded in Book 33 at Page 510 of Rochester Land Records.

This conveyance is made subject to all of the Protective Covenants which run with the land and which are of record in Rochester Town Land Records dated September 26, 1968, and recorded in Book 35 at Page 571 and dated October 10, 1968, and recorded in Book 35 at Page 578 of said Land Records, and which said Covenants as recorded are made a part hereof and are incorporated herein by reference, and the within Grantees by acceptance of this deed agreeably accept this conveyance subject to those Protective Covenants and acceptance of the same is a part of the consideration for this deed as received by the within Grantor.

The Grantor, its agents, successors and assigns, shall have the exclusive right to regulate the installation, location and placement of all antennae for the reception of television, radio or other electrical transmissions.

ROCHESTER TOWN CLERK'S OFFICE  
REC'D FOR RECORD Aug 9 A.D. 2018  
AT 8 O'CLOCK 02 MINUTES AM  
AND RECORDED IN BOOK 102 PAGE 284-285  
ATTEST Barbara C. Cronin TOWN CLERK

FACEY GOSS  
& McPHEE P.C.  
PO BOX 578  
RUTLAND, VT  
05702  
802 773 3300

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
-ACKNOWLEDGEMENT-  
Return No. 18-46 Date 8/9/18  
Barbara C. Cronin Clerk

This conveyance is made subject to an easement for powerline purposes and for all utilities, over-ground and underground both present and future, and an easement for cooperative water wells, pumps and lines, and the right of entry upon the premises for the purposes of installation, maintenance and repair of such systems, facilities, lines and installations.

There is also hereby conveyed an equity interest in the Great Hawk Cooperative Water System and as a part of the consideration for this deed, there is incorporated herein by reference the Great Hawk Cooperative Water Systems Agreement dated January 7, 1970 and recorded in Book 31 at Page 379 of Rochester Land Records, and by acceptance of this conveyance, the Grantees, and their heirs and assigns, covenant that they will comply with the terms of said agreement and will be mutually responsible with other cooperative water system participating owners for the maintenance and operation of the system, all according to the terms thereof.

This conveyance is made subject to an easement for drainage purposes from a culvert which drains on to the lot southeasterly boundary thereof.

Also included as a part of the water system agreement, and incorporated herein by reference, is the amendment to the cooperative water system agreement dated July 9, 1973 and recorded in Rochester Land Records November 9, 1973 in Book 38, page 333.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said GRANTEES, John Carl Marshall and Robyn Elizabeth Marshall, husband and wife, and their heirs and assigns to their use and behoof forever;

And, I, Colin C. Miller, the said GRANTOR, for myself and my heirs executors and administrators, do covenant with the said GRANTEES, and their heirs and assigns, that until the ensembling 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 whatsoever, except as set forth in the aforesaid deed.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 30 day of July, 2018.

[Signature]  
Colin C. Miller

STATE OF Washington  
Snohomish COUNTY, ss.

At Lynnwood, in said County and State this 30 day of July, 2018 personally appeared Colin C. Miller and he acknowledged this instrument by him, sealed and subscribed, to be his free act and deed.

Before me, [Signature]  
Notary Public, Comm. Exp. 01/09/2021



FACEY GOSS  
& McPHEE P.C.  
PO BOX 578  
RUTLAND, VT  
05702  
802 773 3300