

11407

**DISCHARGE OF MORTGAGE**

KNOW ALL PERSONS BY THESE PRESENTS, that Mortgagee, The Xenophon C. Wheeler Trust, of Richmond, Vermont, hereby discharges the Mortgage as evidenced by a Mortgage Deed from Mortgagor, Richmond Land Trust, dated July 26, 2002, and recorded in Volume 131, Page 593 of the Town of Richmond Land Records. Said Mortgage being fully paid and satisfied. The land and premises being The Hazen Farm, Richmond, Vermont and more particularly described as follows:

Being a parcel of land containing 229.55 acres, more or less, situated on the northerly sideline of U.S. Route 2 in the Town of Richmond, Vermont, said parcel depicted as Lot 3 on a Plat entitled "Plat of Survey For Xenophon C. Wheeler In the Town of Richmond, Vermont" drawn by John A. Marsh, dated July 31, 1987, as revised March 25, 1988, and recorded in Map Volume 5, Page 50 of the Town of Richmond Land Records, EXCEPT for a parcel of land, together with improvements thereon, containing 4.45 acres, as said parcel is depicted as Parcel One on a Plat entitled "Plat Showing Survey of A Portion of Land of David M. Sunshine and Diana Erickson, Richmond, Vermont" prepared by Button Associates, dated April 1, 1991 and recorded in Map Volume 6, Page 50 of the Town of Richmond Land Records.

Being all and the same lands and premises decreed to Barbara W. Cowles, as Trustee for the Xenophon C. Wheeler Trust by Judgment and Decree of Foreclosure, in a matter entitled: Barbara W. Cowles, as Trustee for the Xenophon C. Wheeler Trust v. David M. Sunshine, Diana Fyfe Erickson and E. II S. Partnership, Chittenden Superior Court Docket No. S 685-00 CnC, dated June 1, 2001 and recorded August 3, 2001 in Volume 122, Page 345 of the Town of Richmond Land Records, and Certified Copy of Certificate of Non-Redemption, dated July 31, 2001 and recorded August 3, 2001 in Volume 122, Pages 342-343 of the Town of Richmond Land Records.

Reference is hereby made to the above instruments and to the references contained therein in further aid of this description.

IN WITNESS WHEREOF, I hereunto set my hand this 3<sup>d</sup> day of January, 2003.

IN PRESENCE OF:

XENOPHON C. WHEELER TRUST

Jay McInnis-Ryan  
Witness

By: [Signature]  
Its Duly Authorized Agent

STATE OF VERMONT  
CHITTENDEN COUNTY, SS.

At Williston in said County and State, this 3<sup>rd</sup> day of January, 2002, personally appeared Matthew T. Daly, Esq., duly authorized agent of The Xenophon C. Wheeler Trust, to me known, and he acknowledged the foregoing instrument, by him subscribed, to be his free act and deed and that he is duly authorized agent of The Xenophon C. Wheeler Trust.

Received for record  
January 3 A.D. 2003  
At 11 o'clock 50 minutes A M  
and recorded in Book 138 Page 159  
of Land Records.

Before me Jay McInnis-Ryan  
Notary Public  
My Commission Expires: 2/10/03

Attest:  
[Signature]  
Town Clerk

Richmond Town Clerk's office

3  
[Signature]