

10928

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That I, **BARBARA W. COWLES, TRUSTEE OF THE XENOPHON C. WHEELER TRUST**, of Pittsford, County of Rutland, State of Vermont, GRANTOR, in consideration of Ten and More Dollars paid to its full satisfaction by **THE RICHMOND LAND TRUST** of Richmond, County of Chittenden, State of Vermont, GRANTEE, by these presents does freely, GIVE, GRANT, SELL, CONVEY, and CONFIRM unto the said GRANTEE, **THE RICHMOND LAND TRUST**, its successors and assigns forever, certain real estate situated in the Town of Richmond, County of Chittenden, State of Vermont, described as follows, viz:

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 Bulton 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.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, **THE RICHMOND LAND TRUST**, its successors and assigns, to their own use and behoof forever; and said GRANTOR, **BARBARA**

W. COWLES, TRUSTEE OF THE XENOPHON C. WHEELER TRUST, for itself and its successors and assigns, does covenant with the said GRANTEE, THE RICHMOND LAND TRUST, its successors and assigns, that until the ensealing of these presents, it is the sole owner of the premises and has good right and title to convey the same in the manner aforesaid; and that it is FREE FROM EVERY ENCUMBRANCE, except as aforesaid; and it does hereby engage to WARRANT and DEFEND the same against all lawful claims whatever, except as set forth herein.

IN WITNESS WHEREOF, the GRANTOR has set its hand this 26th day of July, 2002.

Johanna English
Witness

[Signature]
Barbara W. Cowles, Trustee
Xenophon C. Wheeler Trust by
Matthew T. Daly by Trust Certificate
dated July 25, 2002

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Burlington in said County and State, this 26th day of July, 2002, personally appeared Matthew T. Daly, Esq., to me known, and he acknowledged the foregoing instrument, by him subscribed, to be his free act and deed and the free act and deed of The Xenophon C. Wheeler Trust.

Before me, Johanna W. Mazza
Notary Public
My Commission Expires: 2/10/03

ACKNOWLEDGEMENT
Return Received (including Certificates
and, if Required, Act 250 Disclosure
Statement) and Tax Paid.
Signed Delma E. Plouffe Clerk
Date July 29, 2002
102.97

RICHMOND, VT TOWN CLERK'S OFFICE
Received for record
July 29 A.D. 2002
At 8 o'clock 00 minutes A M
and recorded in Book 131 Page 589-590
of Hand Records.
Attest:
Delma E. Plouffe
Town Clerk