

Know all Persons by These Presents

That I, ARLENE M. COE

of Schenectady in the County of Schenectady
and State of New York Grantor, in the consideration of
-----TEN AND MORE----- Dollars
paid to my full satisfaction by
MARCIA L. ROCHFORD and GAIL L. DELBIANCO

of St. George in the County of Chittenden
and State of Vermont Grantee, by these presents, do
freely Give, Grant, Sell, Convey and Confirm unto the said Grantees
MARCIA L. ROCHFORD and GAIL L. DELBIANCO,
as joint tenants with right of survivorship,

and their heirs and assigns forever, a
Richmond in the
County of Chittenden and State of Vermont, described as
follows, viz:

SEE ATTACHED PROPERTY DESCRIPTION

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Being all and the same land and premises conveyed to Arlene M. Coe by Bernard B. Barney by Warranty Deed dated November 5, 1987 of record in Book 60, Pages 265-267 of the Richmond Land Records, and therein described as follows:

"A vacant parcel of land, containing 10.2 acres and situated on the northerly side of Town Road No. 16 and on the south side of the Winooski River, said parcel of land being more particularly described as follows: Commencing at a point in the northerly sideline of Town Road No. 16, at an iron pipe in the ground located at the southwesterly corner of land of Pearl A. Coe; thence running S9°20'20"W a straight line distance of 62.90 feet to another iron pipe in the north line of said Road; thence diverting to the left 27.2267° and following the curve of the Road 167.67 feet to another iron pipe in the ground; thence running S41°10'05"E a straight line distance of 262.46 feet along the north line of said Road to another iron pipe therein; thence turning slightly to the left and running S53° 12'05" E a straight line distance of 64.54 feet to an iron pipe in the north line of said Town Road No. 16, which iron pipe is in the northwest corner of the homestead lot of the Grantors herein; thence turning to the left and running N67°41'05" E a straight line distance of 505.76 feet to an iron pipe in the northeast corner of the homestead lot of the Grantors herein; thence turning to the left and running N25°10'20"E a straight line distance of 318.18 feet to an iron pipe at the edge of the woods; thence continuing N25°10'20"E a straight line distance of 60 feet to another iron pipe at the top of a bank; thence continuing in the same straight line and in the same direction a distance of 115 feet, more or less, to the south bank of the Winooski River; thence turning to the left and following the south bank of the Winooski River to a point therein which is the southeast corner of land of said Pearl A. Coe; thence turning to the left and running S45°38'20"W from the south bank of the Winooski River to an iron pipe at the top of the bank; thence continuing in the same direction a straight line distance of 51.78 feet to an iron pipe in the ground at the edge of the woods; thence continuing in the same direction of S45°38'20"W a straight line distance of 407.66 feet to the point of beginning. Said parcel of land is shown on a Plan entitled, 'Portion of Property, Francis Martell to Bernard B. Barney', dated July 9, 1971 and prepared by Harris G. Abbott, land surveyor.

Reference is hereby made to the above referenced instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

The above-described property is located in a designated flood plain area."

State of Vermont, ss. Attest: Notary Public
County of Franklin, ss. Attest: Notary Public
I, _____, Notary Public for the State of Vermont, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in my office on this _____ day of _____, 19____.
Notary Public

KNOWLEDGE
I, _____, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in my office on this _____ day of _____, 19____.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantees

MARCIA L. ROCHFORD and GAIL L. DELBIANCO, as joint tenants with right of survivorship,

and their heirs and assigns, to their own use and behoof forever; And I the said Grantor

ARLENE M. COE

executors and administrators, do for myself and my heirs, covenant with the said Grantees

MARCIA L. ROCHFORD and GAIL L. DELBIANCO, their

heirs and assigns, that until the ensealing 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 above stated; and I

hereby engage to Warrant and Defend the same against all lawful claims whatever, except as above.

In Witness Whereof, I hereunto set my hand and seal this 19th day of JANUARY A. D. 19 88

In Presence of

[Signature]

[Signature] ARLENE M. COE by Attorney-In-Fact



Nancy W. Miller

State of Vermont, CHITTENDEN County ss. At Colchester Burlington this 19th day of JANUARY A. D. 19 88

Notary A. Tolson, Attorney-In-Fact FOR ARLENE M. COE,

personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me [Signature] Notary Public (Title)

Vermont Property Transfer Tax 2 V.S.A. Chap 211 ACKNOWLEDGMENT Return Rec'd - Tax Paid - Board of Health Cert. Rec'd - Vt. Land Use & Development Plans Ad Cert. Rec'd Return No. 1183008 Signed [Signature] Clerk Date 1-22-88