

**WARRANTY DEED**

KNOW ALL PEOPLE BY THESE PRESENTS, that *Dorothy Drane Ammerman* of Reddick, in the County of Marion and State of Florida, Grantor, in the consideration of ONE AND MORE DOLLARS paid to Grantor's full satisfaction by *Reid J. Greenberg* and *Laurie A. Greenberg*, husband and wife, tenants by the entirety, both of Warren, in the County of Washington and State of Vermont, Grantees, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees *Reid J. Greenberg* and *Laurie A. Greenberg*, husband and wife, tenants by the entirety, and their heirs and assigns forever, a certain piece of land in Moretown, in the County of Washington and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Dorothy Drane Ammerman by Quit Claim Deed of John Douglass Ammerman and Dorothy Drane Ammerman dated August 31, 1992 and recorded in Volume 50 at Page 169 of the Town of Moretown Land Records.

Being all and the same land and premises conveyed to John Douglass Ammerman and Dorothy Drane Ammerman by Warranty Deed of New England Land Associates dated August 27, 1990 and recorded in Volume 47 at Page 611 of the Town of Moretown Land Records, and being more particularly described as follows:

It being a part of all and the same land and premises as conveyed to The Laird Properties New England Land Syndicate by deed of Ward Lumber Company, Inc. dated December 20, 1968 and recorded in Book 30 Page 100 of the Moretown Land Records; said part being more particularly bounded and described as follows:

“Beginning at an iron pin on the northerly side of Town Highway 41 (South Hill Road) 46 feet± along said road from a point opposite the intersection of Town Highway 43 (Goves Road) and in the southeasterly line of Lot 22 in the Second Division of the original town subdivision; thence N 39° W 1909 feet± along the line of land now or formerly of Emerald Pines to an iron pin; thence S 37' W 1295 feet± along the northwesterly line of said Lot 22 and the line of land now or formerly of Austin to a stone pile; thence S 34 1/2° W 1746 feet± along the northwesterly line of Lot 13 in the Second Division and line of land now or formerly of Wallace Berno to an iron pin; thence along the line of land now or formerly Waitsfield Associates by the following fourteen courses:

S 45' 54' E 127 feet± to an iron pin, S 62° 29' E 272 feet± to an iron pin, S 72° 14' E 107 feet± to an iron pin, S 51° 08' E 196 feet± ,to an iron pin, S 31° 36' E 147 feet± to an iron pin, S 21° 48' E 194 feet± to an iron pin, S 56° 46' E 250 feet± to an iron pin, S 55° 26' E 177 feet± to an iron pin, S 38° 16' E 200 feet± to an iron pin, S 57° 43' E 128 feet± to an iron pin in the southeasterly line of said Lot 13, N35° 50' E 146 feet± to an iron pin, N 35° 50' E 487 feet± to an iron pin, N 35° 50' E 380 feet± to an iron pin and S 54° 27 1/2' E 25 feet± to an iron pin on the northwesterly side of a discontinued town highway; thence N 31' 16' E 149 feet± to an iron pin on the northwesterly side of said discontinued highway; thence along the line of land now or formerly of Waitsfield Associates by the following eight courses: N 35° 38 1/2' W 240 feet± to an iron pin, N 20° 25' W.309 feet± to an iron pin, N 47° E 287 feet± to an iron pin, N 40° 26 1/2' E 209 feet± to an iron pin, N 67° 42 1/2' E 530 feet± to an iron pin, S 53' 56 1/2' E 134 feet± to an iron pin, the beginning point of the right of way descriptions below, S 53° 43' E 48.0 feet to an iron pin and S 53° 43' E 8.0 feet to a point; thence N 38 1/2° E 359 feet± along the southeasterly line of said Lot 22 and partly in said Town Highway 41 to the beginning, containing 107 acres±. Bearings are referred to a line whose bearing is magnetic as of 1967.”

Included in this conveyance is a right of way easement conveyed to The Laird Properties New England Land Syndicate by deed of Waitsfield Associates dated August 30, 1971 and recorded in Book 31 on Page 7 of the Moretown Land Records over a parcel of land described as follows:

“Beginning at the iron pin described above as the beginning point of the right of way descriptions; thence S 53° 43' E 48.0 feet to an iron pin; thence S 53° 43' E 8.0 feet to a point; thence S 38° 30' W 352.9 feet along the approximate center line of above said discontinued highway to a point; thence N 00° 46 1/2' W 25.3 feet to an iron pin; thence N 00° 46 1/2' W 82.4 feet to an iron pin; thence N 41° 08' E 267.2 feet to the beginning.”

Also included in this conveyance is a right of way easement conveyed to Ward Lumber Company, Inc. by deed of Ethel S. Pratt, et al, dated 19 December 1968 and recorded in Book 30 Page 172 A-B of the Moretown Land Records.

This conveyance is subject to a right of way easement conveyed to Waitsfield Associates by deed of The Laird Properties New England Land Syndicate dated October 14, 1971 and recorded in Book 31 Page 13 of the Moretown Land Records over a parcel of land described as follows:

“Beginning at the iron pin described above as the beginning point of the right of way descriptions; thence N 41° 57 1/2' E 150.9 feet to an iron pin; thence N 55° 05' E 59.5 feet to an iron pin; thence S 51° 30' E 29.9 feet to a point in the traveled way of Town Highway 41; thence S 38° 30' W 205.5 feet to a point; thence N 53° 43' W 8.0 feet to an iron pin; thence N 53° 43' W 48.0 feet to the beginning.”

In aid of the above description, reference may be had to a survey plat entitled "The Laird Properties New England Syndicate, Parcel 248, Moretown, Vermont," by Keller and Lowe, Inc. dated February 1974, K&L No. 1212-50, a copy of which is recorded in Map Book #2, Page 23 of said land records.

Reference in aid of the above descriptions may also be had to said deeds, references therein, records thereof and to the Moretown Land Records, not meaning by this statement to reinstate any encumbrance otherwise barred by Vermont law.

The land and premises hereby conveyed are subject to public highway rights and to such rights of way, and easements as are of record.

The Property is conveyed subject to its enrollment in the Vermont Use Value Appraisal Program, also known as the "Current Use Program", and the statutory lien created by such enrollment for any land use change tax penalty arising from any future development of the Property. Grantee shall be solely responsible for undertaking any and all actions necessary to continue the enrollment of the Property in the Current Use Program and for the payment of any land use change tax penalty arising from any future development of the Property.

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

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **Reid J. Greenberg** and **Laurie A. Greenberg**, husband and wife, tenants by the entirety, and their heirs and assigns, to their own use and behoof forever;

And, the said Grantor, **Dorothy Drane Ammerman** for herself and her heirs, executors and administrators, does covenant with the said Grantees, **Reid J. Greenberg** and **Laurie A. Greenberg**, their heirs and assigns, that until the ensealing of these presents, Grantor is sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; except as above stated.

And the said Grantor, hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand this 15<sup>th</sup> day of July, 2015.

**Dorothy Drane Ammerman**

By Dorothy Drane Ammerman by Eric M. Knudsen, her Attorney-In-Fact

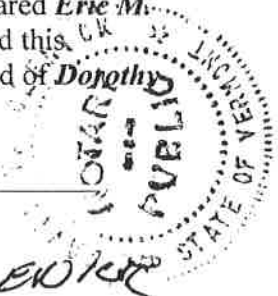
STATE OF VERMONT  
WASHINGTON COUNTY, SS

At WATSFIELD this 15<sup>th</sup> day of July A.D. 2015, personally appeared Eric M. Knudsen, Attorney-In-Fact for Dorothy Drane Ammerman and he acknowledged this instrument, by him subscribed, to be his free act and deed and the free act and deed of Dorothy Drane Ammerman.

Before me [Signature]  
Notary Public

Commission Expires: 2/10/2019

DAVID OLEWICK



651955.1

RECEIVED & RECORDED  
Jul 01, 2015 02:40P  
DOCUMENT TYPE: WARRANT  
DOCUMENT NUMBER: 00000247  
Attest:  
CHERYLYN BROWN, TOWN CLERK  
MORETOWN, VT

VERMONT PROPERTY TRANSFER TAX FORM  
32 V.S.A. CHAP 231  
-ACKNOWLEDGEMENT-  
RETURN REC'D TAX PAID-BOARD OF HEALTH CERT. REC'D  
VT. LAND USE & DEVELOPMENT LANDS ACT CERT. REC'D.  
RETURN NO. \_\_\_\_\_  
CHERYLYN BROWN, TOWN CLERK Moretown, VT  
RECEIVED Jul 01, 2015 02:40P