

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, Francis A. Resch, joined by my wife, Katherine T. Resch of Andover in the County of Windsor and State of Vermont Grantors, in the consideration of One Dollar and other valuable considerations---~~Monies~~ paid to our full satisfaction by James McC. Clark and Joan H. Clark, husband and wife, of Riverside in the County of and State of Connecticut Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees James McC. Clark and Joan H. Clark, husband and wife, and their heirs and assigns forever, a certain piece of land in Andover in the County of Windso and State of Vermont, described as follows, viz:

Being all and the same premises conveyed to Francis A. Resch by John Tyler Resch and Ann K. Resch, husband and wife, by quit-claim deed dated September 8, 1977 and recorded in Book 21, page 164 of the Andover Land Records.

Said premises may be further described as follows:

Being all and the same premises conveyed to the within Grantor, Francis Alvin Resch and Louise Tyler Resch (now deceased) by warranty deed dated August 17, 1959, and recorded in Book 18, at page 96 of the Andover Land Records, and in said described as follows:

"Being all and the same land and premises conveyed to the within grantors by Eric B. Lundberg and Vera Lundberg, husband and wife, by deed dated January 31, 1946, recorded in Book 15, Page 512 of the Andover Land Records and in said deed described as follows:

"Being all and the same land lying on the north side of the highway leading from Chester to Weston deeded to us, Eric B. Lundberg and Vera Lundberg, by Birney C. Lynds in his warranty deed dated June 6, 1933 together with all aqueduct and water rights pertaining to said property and recorded in Book 15, Page 440 of the Andover Land Records, reference is hereby had to said deed and former deeds and the record thereof for a more particular description."

"Said land and premises are bounded on the north by land of Wellington K. and Mary E. Alderfer, formerly David Kangas; on the east by lands of Harry Davison; on the south by lands of Clark Hazeltine, formerly W.W. Hazeltine, and the highway leading from Chester to Weston and on the west by lands now or formerly of Charles Bentley, said premises being estimated to contain 135 acres, more or less.

"Excepting and reserving, however, the school house lot and the cemetery lot."

"INCLUDED IN THIS CONVEYANCE is the spring and water right more fully described in a deed from Wellington K. Alderfer and Mary E. Alderfer to the within grantors dated July 8, 1959, to be recorded in the land records of the Town of Andover."

Reference may also be had to a Warranty Deed from the within Grantors to John Tyler Resch and Ann T. Resch dated August 28, 1975 and recorded September 9, 1975 in Book 21, Page 5 of the Andover Land records to which deed and the record thereof and the deeds, records and references therein referred to reference is made for a more particular description of said premises.

Reference may also be had to the following surveys: (1) Entitled Property of Francis A. and Louise T. Resch and Town of Andover by Southern Vermont Surveys of Chester, Vermont, dated December 7, 1971 and (2) Entitled the Town of Andover by Southern Vermont Surveys of Chester, Vermont, dated June 16, 1972; and an agreement dated July 24, 1972, by and between Francis A. Resch and Louise T. Resch and the Selectmen of Andover, Vermont, recorded in Book 20, page 261 of the Andover Land Records.

Excluded from this conveyance is a plot one and one-quarter acres in size known as the Heald Cemetery referred to and described in two deeds: a first deed from Simon Heald to Reuben Heald and Henry Heald dated February 1, 1830 and recorded in Book 7, Page 135 of the Andover Land Records; and a second deed from Alice S Wylie to the Town of Andover dated May 10, 1913 and recorded in Book 15, Page 532 of the Andover Land Records.

The spring rights above described were conveyed out by the within grantors by deed dated Octobe 13, 1981 and recorded in Book 22, page 23 of the Andover Land Records, and are not included in this conveyance.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, James McC. Clark and Joan H. Clark, and their heirs and assigns, to their own use and behoof forever;

And we the said Grantors, Francis A. Resch, joined by my wife, Katherine T. Resch for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, James McC. Clark and Joan H. Clark, their heirs and assigns, that until the ensembling of these presents we are the sole owners 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 WE hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, EXCEPT AS AFORESAID.

IN WITNESS WHEREOF, WE hereunto set our hands and seals this 28th day of October A. D. 1981.

In Presence of
William O. Moeser
William S. Dakin, Jr.

Francis A. Resch L S
Katherine T. Resch L S

Vermont Property
32 V.S.A.
ACKNOWLEDGMENT
Return Rec'd. - Tax Paid - Book
Vt. Land Use & Development
Return No. A491
Fred S. W. P. Co.

STATE OF VERMONT,
WINDSOR COUNTY) SS. At Chester this 28th day of October A. D. 1981
Francis A. Resch and Katherine T. Resch

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, JAMES McC. CLARK, of Palm Beach, in the County of Palm Beach and State of Florida, Grantor, in the consideration of One Dollar and no/100ths and other good and valuable consideration, paid to my satisfaction by JOAN H. CLARK, of New York, County of New York and State of New York, Grantee, have REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said Grantee, JOAN H. CLARK, all right and title which I, JAMES McC. CLARK, my successors or assigns have in, and to a certain piece of land in Andover in the County of Windsor and State of Vermont, described as follows, viz:

BEING all and the same lands and premises as conveyed to James McC. Clark and Joan H. Clark by Warranty Deed of Francis A. Resch and Katherine T. Resch dated October 28, 1981 and recorded in the Andover Land Records on October 29, 1981 in Book 22 at Page 186. Said lands and premises are more particularly described therein.

TO HAVE AND TO HOLD all right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said Grantee, JOAN H. CLARK, her heirs and assigns forever. AND FURTHERMORE I, the said Grantor, JAMES McC. CLARK, do for myself and my successors and assigns, covenant with the said Grantee, JOAN H. CLARK, her heirs and assigns, that from and after the ensembling of these presents the said Grantor, JAMES McC. CLARK, will have and claim no right in or to the said quit-claimed premises.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31st day of October, A.D. 1995.

Mary G. Notaro
Witness
James McC. Clark
JAMES McC. CLARK

STATE OF New York }
New York COUNTY } ss.

At 310 Madison Ave NY this 31st day of October, A.D. 1995, JAMES McC. CLARK personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me Mary G. Notaro
Notary Public
My Commission Expires 3-23-96

RECEIVED & RECORDED

On November 3, 1995
At 12:30 P. M.
Book 32 Page 175

Andover Land Records
Mary B. Williams
Asst. TOWN CLERK ANDOVER, VERMONT

MARY G. NOTARO
Notary Public, State of New York
No. 31-4993747
Qualified in New York County
Commission Expires 3-23-96

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
- ACKNOWLEDGMENT -
Return Rec'd. - Tax Paid - Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 95-11-03
Signed Mary G. Notaro Notary Clerk
Date November 3, 1995