

## Vermont Property Transfer

32V.S.A. Chas. 231

## - ACKNOWLEDGMENT -

RETURN TO: \_\_\_\_\_

(INCLUDING CERTIFICATION OF REQUIRED ACT  
250 DISCOUNT STATEMENT)
 Return No. 2017-20  
 Signed Judith Russell  
 Date March 22, 2017

 RECEIVED  
March 22 A.D. 2017  
 AT 11 O'CLOCK 15 MIN. A M.  
 AND RECORD IN Land Records  
 BOOK 224 PAGE 584-586  
 ATTEST  
Judith Russell  
 TOWN CLERK, NORWICH, VERMONT

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that we, **Errold B. Nelson and Tina S. Nelson**, a married couple, of Spofford, New Hampshire, Grantors, in the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS paid to our full satisfaction by **Paul D. Sullivan and Caroline R. Flanagan**, of Thetford, County of Orange and State of Vermont, Grantees, by these presents do freely, GIVE, GRANT, SELL, CONVEY, AND CONFIRM to the Grantees, **Paul D. Sullivan and Caroline R. Flanagan**, a married couple, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land, in the Town of Norwich, County of Windsor and State of Vermont, described as follows:

Being all and the same lands and premises conveyed to Errold B. Nelson and Tina S. Nelson by warranty deed of Stephen E. Sargent and Justine D. Sargent dated 04 December 1996 and recorded in the Norwich Land Records at Book 122, Page 223, and described in that deed as follows:

Being a portion only of the premises conveyed to Stephen E. Sargent and Justine Sargent by deed of Stephen E. Sargent, dated July 10, 1984 and recorded in the Norwich Land Records at Book 74, Pages 53-54.

Reference is also hereby made to a deeded right of way from Byron C. Hathorn, Sr. to Stephen E. Sargent, dated August 30, 1982 and recorded in the Hartford Land Records at Book 98, Pages 3-4, and in the Norwich Land Records at Book 69, Page 360-361.

A certain parcel of land located in Norwich, Vermont, and shown as Lot 3 on a plan entitled "Land Surveyed for Sargent", Norwich, Vermont, Farnsworth Surveys, Drawing Number 88-820, March 23, 1989, and recorded as Map #A173 in the Norwich Land Records, and further described as follows:

Beginning at a set stake identified as "J" on said plan;  
 Thence North 31° 21' 19" East a distance of 50 feet to a stake set shown as "P" on said plan;  
 Thence continuing in a northerly direction in an arc to the left with a radius of 200 feet to a distance of 95.0 feet, as shown on said plan to a set stake shown as "Q" on said plan;  
 Thence North 17° 14' 02" East a distance of 260 feet to an iron pin set and identified as "R" on said plan;  
 Thence North 49° 58' 10" East a distance of 339.38 feet to an iron pin set and identified as "S" on said plan;  
 Thence North 31° 01' 53" East a distance of 176.40 feet to an iron pin set and identified as "M" on said plan;  
 Thence South 35° 57' 48" East a distance of 317.39 feet to an iron pin set and identified as "L" on said plan;  
 Thence South 31° 21' 01" West a distance of 447.53 feet to an iron pin set and identified as "K" on said plan;  
 Thence South 75° 43' 04" West a distance of 450 feet to the point of beginning.

Lot 3 is said to contain 5.33 acres, more or less.

Also granting herewith a right of way, to be used together with owners of Lots 1, 2, 4 and 5, from the edge of Wallace Road to the end of the cul de sac, as shown on said plan. The cost of maintenance of the right of way shall be shared equally by lot owners, each being responsible for twenty percent (20%) thereof. Each lot owner agrees to abide by the "majority rule" concerning the incurring of expenses for maintenance (one vote per lot).

Also granting a non-exclusive right of way, to be used together with the owners of Lots 2 and 4, for vehicular and pedestrian ingress and egress, over the "trail" as shown on said plan, extending in a northerly direction from the end of the cul de sac over Lot 4, and crossing over to the edge of Lot 3 at a point near the iron pin identified as point "S" on said plan. Included with this right of way grant is the right for the owner of Lot 3 to upgrade the "trail" for use as a driveway. However, the owner of Lot 4 shall not be obligated to pay for any portions of such upgrading.

This conveyance is subject to utility easements of record.

The premises are subject to State of Vermont Subdivision Permit #EC-3-1664 issued to Stephen and Justine Sargent, dated January 22, 1990 and recorded in the Norwich Land Records at Book 96, Pages 228-230. The Norwich Town Planning Commission issued an Amended Subdivision Permit on March 12, 1990, and the premises are also subject to same.

The premises are subject to the following covenants, which shall run with the land:

1. Only a single family dwelling with garage may be constructed on the premises. No mobile homes or trailers are permitted.
2. No construction shall be permitted in the "Non Building Zone", as shown on the plan.
3. The premises may not be further subdivided.

TO HAVE AND TO HOLD the Property, with all the privileges and appurtenances of the Property, to the Grantees, **Paul D. Sullivan and Caroline R. Flanagan**, a married couple, as tenants by the entirety, their heirs and assigns, to them and their own use and behoof forever; and we, **Errold B. Nelson and Tina S. Nelson**, the Grantors, for ourselves and our heirs, executors, and administrators do covenant with the Grantees, their heirs and assigns, that until the signing of this deed we are the sole owners of the Property, and we have good right and title to convey the Property in the manner set out above, and that the Property is FREE FROM EVERY ENCUMBRANCE, except as set out specifically above, and we engage to WARRANT AND DEFEND the Property from all lawful claims whatever, except as set out specifically above.

Signed and dated on the 15 day of March, 2017.

Errol B. Nelson  
Errol B. Nelson

Tina S. Nelson  
Tina S. Nelson

STATE of NH  
COUNTY of Cheshire

Errol B. Nelson and Tina S. Nelson personally appeared before me at Keene  
on the 15 day of March, 2017 and acknowledged that the signing of this instrument was their  
free act and deed.

Before me: Laura A Dwyer  
Notary Public  
My commission expires:

LAURA A. DWYER  
NOTARY PUBLIC  
STATE OF NEW HAMPSHIRE  
My commission expires Nov. 6, 2018

