

WARRANTY DEEDEVANS, EMERY C. to EGP, INC.**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that I, EMERY C. EVANS of Guilford, in the Windham County, and State of Vermont, GRANTOR, in consideration of One (\$1.00) Dollar and other valuable consideration to his full satisfaction paid by EGP, INC., a Vermont Corporation with a principal place of business at Guilford, in the County of Windham and State of Vermont GRANTEE, by these presents, does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said GRANTEE, EGP, INC., its successors and assigns forever, a certain piece of land in Vernon, in the County of Windham and State of Vermont and described as follows, viz:

Beginning at an iron pin near a concrete culvert on the south side of Tyler Hill Road and at the northeast corner of Jack W. & Judith L. Arensmeyer;

Thence S 65° 27' 43" W along said Tyler Hill Road 101.85 feet, more or less, to an angle point;

Thence S 73° 57' 19" E continuing along said Tyler Hill Road 136.89 feet, more or less, to an angle point;

Thence S 79° 09' 41" E along Tyler Hill Road 93.63 feet more or less to an iron pin at the northeast corner of the premises herein conveyed;

Thence S 05° 30' 18" W along land of Ronald C. Evans a distance of 1387.00 feet, more or less, to an iron pin at the southeast corner of the premises herein conveyed;

Thence S 83° 34' 03" W along other land of Emery C. Evans 1283.52 feet, more or less, to an iron pin at the southwest corner of the premises herein conveyed;

Thence N 01° 48' 36" W along said Emery C. Evans a distance of 678.61 feet, more or less, to an iron pin;

Thence N 49° 10' 01" E along said Emery C. Evans 1291.63 feet, more or less, to an iron pin in an elm stump near the brook;

Thence N 53° 57' 21" E ^{ELL} a distance of 168.80 feet partly along land of said Emery C. Evans and along land of Jack W. & Judith L. Arensmeyer to the iron pin at the point of beginning.

Containing 36.15 acres, more or less.

Being those lands shown on a plan prepared by Southern Vermont Engineering entitled "Land to be conveyed by Emery C. Evans to EGP, INC.," dated April 12, 1991 and bearing project number 235-252, which plan is recorded simultaneously herewith in the Vernon Land Records.

Being a portion of the same land and premises as was conveyed to Emery C. Evans and Hugh Evans by deed of Charles H. Prescott dated January 24, 1952 and recorded in Book 25, at page 362 of the Vernon Land Records, the undivided one-half interest of Hugh Evans having been conveyed to Marguerite C. Evans by Decree of Distribution of the Hugh Evans Estate dated February 13, 1986 and recorded in Book 47, at page 241 and subsequently deeded by Marguerite C. Evans to Emery C.

(CONTINUED)

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WARRANTY DEED - CONTINUED

Evans by deed dated 30 October 1986 and recorded in Book 48, at page 486 of the Vernon Land Records.

Conveyed subject to such water line rights as are described in the aforementioned deed from Charles H. Prescott.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereto to the said GRANTEE, EGP, INC., and its successors and assigns, to its own use and behoof forever; and I, the said GRANTOR, EMERY C. EVANS for myself and my heirs, executors and administrators, do covenant with the said GRANTEE, EGP, INC. and its successors and assigns forever, that until the ensembling of these presents, I am the sole owner of the premises and have good right and title to convey the same in the manner aforesaid; that they are free from every encumbrance, except as aforesaid, and I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 5th day of JUNE 1991.

IN PRESENCE OF:

Timothy J. O'Connor Jr. Emery C. Evans
Jeffrey S. Morse EMERY C. EVANS

STATE OF VERMONT

WINDHAM COUNTY, SS.

At Brattleboro this 5th day of JUNE A.D. 1991, EMERY C. EVANS personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me, Timothy J. O'Connor Jr.
 Notary Public

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. 1991-22
 Signed Charles H. Morris Clerk
 Date June 5, 1991

Vernon, Vermont Town Clerk's Office June 5 A.D. 1991 at 3:10 P.M. then received an instrument of which the foregoing is a true copy.

ATTEST: Charles H. Morris
 TOWN CLERK

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