

Bk 80

WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS

That We, **RUSSELL W. ADAMS** and **PENELOPE ADAMS**, husband and wife, both of Brighton in the County of Essex and State of Vermont, Grantors, in consideration of One Dollar and Other Good and Valuable Consideration paid to our full satisfaction by **STEPHEN J. MOONEY**, of the City of Newport in the County of Orleans and State of Vermont, Grantee, by these presents, do freely *Give, Grant, Sell, Convey and Confirm* unto the said, **STEPHEN J. MOONEY**, and his heirs and assigns forever, a certain piece of land located in the Town of Brighton, County of Essex and State of Vermont, described as follows, viz:

Being a portion only of lands and premises conveyed to Russell W. Adams and Penelope Adams by Warranty Deed of Jeanne St. Laurent dated February 4, 1987, and recorded in the Town of Brighton Land Records in Book 41 at Pages 524-525 and is further described as follows:

Beginning at an unmonumented point, said point lying along the northwesterly bounds of 5 Mile Square Road, so-called, and also lying along the boundary line the Grantors herein and lands now or formerly of Jason Lefebvre; thence in a generally northwesterly direction along lands now or formerly of the said Jason Lefebvre a distance of 650 feet, more or less, to an unmonumented point; thence turning and running in a generally southwesterly direction along a line generally parallel to the said 5 Mile Square Road a distance of 470 feet, more or less, to an unmonumented point; thence turning and running in a generally southeasterly direction along a line generally parallel to the boundary line now or formerly of the said Jason Lefebvre a distance of 650 feet, more or less, to an unmonumented point, said point lying along the northwesterly bounds of the said 5 Mile Square Road; thence turning and running in a generally northeasterly direction along the northwesterly bounds of the said 5 Mile Square Road for a distance of 235 feet, more or less, to a steel pin set in the ground, said pin lying in the northwesterly bounds of the said 5 Mile Square Road; thence continuing in a generally northeasterly direction along the northwesterly bounds of the said 5 Mile Square Road for a distance of 235 feet, more or less, to the point and place of beginning. Said to contain 7 acres.

The foregoing parcel of land is conveyed subject to a Vermont Agency of Natural Resources Wastewater System and Potable Water Supply Permit # WW-7-1870-1, such permit being of record in the Town of Brighton in Book 79 at Pages 228-29.

ALSO CONVEYED is the exclusive right to construct, use, operate and maintain a septic system (replacement) surrounded by a 10" maintenance buffer and a delivery pipe (force main) thereto, along with the right to enter said retained land and premises of the Grantors for the purposes of such construction, maintenance, and/or replacement of such system. The delivery pipeline shall be considered the centerline of a 10' wide right of way running southwesterly from Lot 2 to the aforesaid septic system.

In particular, this easement can be more fully described as beginning at unmarked point along the common boundary of lands herein conveyed to Grantee and lands retained by the Grantors herein, which point is 48' from the southerly corner of said lands herein conveyed to Grantee, and running S 28° W 61' to an unmarked point, thence turning S 62° E 22' to an unmarked point, thence turning S 18° W 246' to an unmarked point, thence turning S 39° W 110' to an unmarked point, thence turning N 81° W 29' to an unmarked point, thence turning S 09° W 49' to an unmarked point, thence turning S 22° E 46' to an unmarked point, thence turning N 68° E 34' to an unmarked point, thence turning N 05° W 69' to an unmarked point, thence turning N 39° E 111' to an unmarked point; thence turning N 18° E 246' to an unmarked point, thence turning S 62° E 6' to an unmarked point, thence turning N 28° E 63' to an unmarked point, thence turning northerly along the westerly boundary of said parcel a distance of 31' to the point of beginning.

Reference is hereby made to the above mentioned deed and its record, to all prior deeds and the records thereof, and to the Land Records of the Town of Brighton for further and more complete description of the land and premises hereby conveyed.

To have and to hold said granted premises, with all privileges and appurtenances thereof, to the said Grantee STEPHEN J. MOONEY, and to his heirs and assigns, to his own use and behoof forever; and We, the said Grantors, RUSSELL W. ADAMS and PENELOPE ADAMS, husband and wife, for ourselves and our executors and assigns, do covenant with the said Grantee, STEPHEN J. MOONEY, and his heirs and assigns, that until the ensealing of these presents we are the sole owners 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 We hereby engage to Warrant and Defend the same against all lawful claims whatever.*

In Witness Whereof, We hereunto set our hands this 15th day of January, A. D. 2009.

In Presence of

Diane Bartlett
Witness to both

Russell W. Adams
Russell W. Adams

Penelope Adams
Penelope Adams

STATE OF VERMONT
Essex COUNTY, ss.

January 15, 2009

At Island Pond in the aforesaid County and State, Russell W. Adams and Penelope Adams, husband and wife, personally appeared and they each acknowledged this instrument by them subscribed to be their free act and deed.

Before me, Diane Bartlett
Notary Public

My Commission Expires: February 10, 2011

Brighton Town Clerk's Office, January 28, AD, 2009 at 9:30 AM,
Received the instrument of which the foregoing is a true record.

Attest: Heaven Dill
Ass't. Town Clerk

Island Pond Property Transfer Tax
S. V. A. Clerk, 201
- 2009 - VERMONT STATE
- 2009 - BRIGHTON TOWN CLERK
- 2009 - RUSSELL W. ADAMS
- 2009 - PENELope ADAMS
- 2009 - D. BARTLETT
- 2009 - H. DILL
- 2009 - H. DILL, Clerk, ADAMS
Date: January 28, 2009
Signed: Heaven Dill, Clerk, ADAMS
Date: January 28, 2009

**DILL & KEENAN,
ATTYS., P.C.**
109 Alder Street
P.O. Box 445
Island Pond, VT 05846-0445