

Book 82
Pages 471 473

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that RANDY MARTIN and MARY MARTIN, of Cornwall, County of Addison and State of Vermont ("Grantors"), in consideration of the sum of Ten and More Dollars, paid to their full satisfaction by RANDY MARTIN and MARY MARTIN, Trustees of the Randy Martin and Mary Martin Joint Trust u/t/a dated April 20, 2017, of Cornwall, County of Addison and State of Vermont ("Grantees"), by these presents, do hereby GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, RANDY MARTIN and MARY MARTIN, Trustees of the Randy Martin and Mary Martin Joint Trust u/t/a dated April 20, 2017, and their successors and assigns forever, a certain piece of land with all improvements thereon and appurtenances thereto in the Town of Cornwall, County of Addison and State of Vermont (the "Premises"), described as follows, viz:

Parcel One:

Being all and the same land and premises conveyed to Randy Martin and Mary Martin by Warranty Deed from George Candido and Alice Candido dated March 28, 1989 and recorded in Volume 35 at Page 319 of the Town of Cornwall Land Records, and being more particularly described therein as follows:

Being a PORTION of those lands and premises conveyed to the Grantors by Warranty Deed of Maurice E. Prior, Jr. and Marilyn B. Prior, dated May 31, 1967, recorded in Book 21, Page 399 of the Land Records of the Town of Cornwall.

The portion of said lands and premises herein conveyed consists of 165 acres, be the same more or less, and is described as follows:

On the north in part by Vermont Route 74, in part by lands of Maurice LaRock and in part by lands of Paul Zeno;

On the west in part by lands of Henry Audet and in part by a straight-line extension southwardly of Henry Audet's easterly line, which straight-line extension forms the boundary line between the lands herein conveyed and the lands retained by the Grantors;

On the south by lands of Gardner Gill; and

On the east by lands of Cornwall Orchards and in part by lands of Albert Cyr and Quintas.

Said lands are conveyed together with dwelling house, barns, silos and other outbuildings situated thereon.

Said lands and premises are conveyed SUBJECT TO utility pole line easements of record, including specifically, but not by way of limitation, utility line easement granted to Central Vermont Public Service Corporation on February 28, 1974.

Parcel Two:

Being all and the same land and premises conveyed to Randy Martin and Mary Martin by Warranty Deed from George Candido and Alice Candido dated March 31, 1992 and recorded in Volume 38 at Page 410 of the Town of Cornwall Land Records, and being more particularly described therein as follows:

Being a PORTION of those lands and premises conveyed to the Grantors herein by Warranty Deed of Maurice E. Prior, Jr. and Marilynn B. Prior dated May 31, 1967, recorded in Book 21, Page 399 of the Cornwall Land Records.

The portion of the lands and premises hereby conveyed constitute all the remaining lands and premises described in the aforementioned Deed which were reserved and not conveyed by the Warranty Deed of the Grantors herein to the Grantees herein dated March 28, 1989, recorded in Book 35, Page 319 of the Cornwall Land Records.

The parcel hereby conveyed is bounded on the North by lands now or formerly of Henry Audet; on the West partly by West Street Extension, or Audet Road, so called, and by lands now or formerly of Audet and lands now or formerly of Roger Mason; on the South by lands now or formerly of Rodney Cadoret; and on the East by Gill and by lands heretofore conveyed to Randy Martin and Mary Martin, the Grantees herein, by the aforementioned Deed.

Said lands and premises are conveyed SUBJECT TO utility pole line easements of record, including specifically, but not by way of limitation, utility line easement granted to Central Vermont Public Service Corporation on February 28, 1974, rights-of-way of record or in existence and any public highway which may traverse the said lands.

By acceptance of this Deed, Grantees acknowledge that the above-described lands and premises are SUBJECT TO the Land Use Value Appraisal Program and the Grantees intend to continue said lands and premises in that Program and hereby agree to indemnify and hold harmless Grantors, George Candido and Alice Candido, from any tax liability or penalty incurred by reason of any conversion of the said lands and premises to a non-farm use by reason of the land use tax lien arising by operation of law.

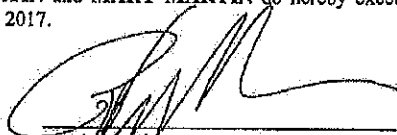
The Premises are subject to: (a) easement from Randy Martin and Mary Martin to Central Vermont Public Service Corporation and Shoreham Telephone Company, Inc., dated April 14, 2003 and recorded in Volume 57 at Page 245 of the Town of Cornwall Land Records; (b) taxes assessed on the Grand List not delinquent on the date of this Deed, which Grantees herein assume and agree to pay as part of the consideration for this Deed subject to such taxes being prorated between Grantors and Grantees on the date this Deed is delivered; (c) the provisions of municipal ordinances, public laws and special acts; and (d) all easements and rights of way of record, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. § 601, *et seq.*

By including two separate parcels of land in a single Deed, neither Grantors nor Grantees intend to create a merger of lots. Rather, Grantors and Grantees intend for the parcels to retain their separate and distinct status as separate lots of land.

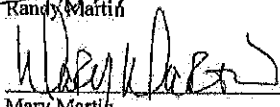
Reference is hereby made to the above-mentioned instruments, the records thereof and the references therein contained in further aid of this description.

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to the said Grantees, **RANDY MARTIN and MARY MARTIN, Trustees of the Randy Martin and Mary Martin Joint Trust u/a dated April 20, 2017**, and their successors and assigns, to their own use and behoof forever; and the said Grantors, **RANDY MARTIN and MARY MARTIN**, for themselves and their heirs and assigns, do covenant with the said Grantees, and their successors and assigns, that until the ensembling of these presents, Grantors are the sole owners of the Premises, and have good right and title to convey the same in the manner aforesaid, that the said Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and they hereby engage to **WARRANT and DEFEND** the same against all lawful claims whatsoever, except as aforementioned.

IN WITNESS WHEREOF, **RANDY MARTIN and MARY MARTIN** do hereby execute this Warranty Deed this 26 day of April, 2017.




Randy Martin



Mary Martin

STATE OF VERMONT
COUNTY OF ~~CHITTENDEN~~, SS.
Addison

On this 26th day of April, 2017, personally appeared **RANDY MARTIN and MARY MARTIN**, to me known to be the persons who executed the foregoing instrument, and they acknowledged this instrument, by them signed, to be their free act and deed.

Before me, 

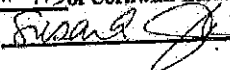
Notary Public

Printed Name: Susan A. JOHNSON

Notary commission issued in Chittenden County
My commission expires: 2/10/19

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Cornwall Town Clerk's Office
received for record May 1, 2017
at 1:00 p.m. Recorded in Book 82
page 471-473 of Cornwall Land Records.
Attest:  Clerk