

Discharge recorded in Book 61, Page 217

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That We, GEORGE CANDIDO and ALICE CANDIDO, husband and wife, of Cornwall in the County of Addison and State of Vermont, Grantors, in the consideration of TEN OR MORE (\$10.00) DOLLARS paid to our full satisfaction by RANDY MARTIN and MARY MARTIN, husband and wife, of Cornwall in the County of Addison and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, RANDY MARTIN and MARY MARTIN, and their heirs and assigns, forever, a certain piece of land in Cornwall in the County of Addison and State of Vermont, described as follows, viz:

Being A PORTION of those lands and premises conveyed to the Grantors by Warranty Deed of Maurice E. Prior, Jr. and Marilynn 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.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, RANDY MARTIN and MARY MARTIN, husband and wife, as tenants by

the entirety, and their heirs and assigns, to their own use and behoof forever;

And we, the said Grantors, GEORGE CANDIDO and ALICE CANDIDO, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, RANDY MARTIN and MARY MARTIN, and their 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 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 28 day of March, 1989.

In Presence Of:

<u>Thomas W. Lynch</u> Witness	<u>George Candido</u> George Candido	L.S.
<u>James W. [Signature]</u> Witness	<u>Alice Candido</u> Alice Candido	L.S.

STATE OF VERMONT,
COUNTY OF ADDISON, SS.

At Middlebury, this 28 day of March, 1989,
GEORGE CANDIDO and ALICE CANDIDO personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, Thomas W. Lynch
Notary Public

LYNCH & FOLEY, P.C.
ATTORNEYS AT LAW
MIDDLEBURY, VERMONT
05753

Central Town Clerk's Office
received for record Mar. 30, 1989
at 1:00 p.m.
Attest: Joan Payne
Clerk

Vermont Prop. Tax for Tax
S. V.S.A. Chap. 21
--ACKNOWLEDGMENT--
Return No. 89-8
Signed Joan Payne, Clerk
Date 3-30-89