

Maurice

E. Prior, Jr. and Marilyn B. Prior To George Candido and Alice Candido Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT We, Maurice E. Prior, Jr. and Marilyn B. Prior, husband and wife, both of Cornwall in the County of Addison and State of Vermont, Grantors, in the Consideration of TEN AND MORE -----Dollars paid to our full satisfaction by George Candido and Alice Candido, husband and wife both of Fall River in the County of Bristol and Commonwealth of Massachusetts, Grantees, by these presents, do freely GIVE, GRANT, SELL CONVEY AND CONFIRM unto the said Grantees, George Candido and Alice Candido, husband and wife, as tenants by the entirety, 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 all and the same lands and premises conveyed to the herein Grantors by Warranty Deed of Maurice A. Bingham and Esther R. Bingham, dated 24th May, 1967, to be recorded in the Cornwall Land Records, and more particularly described as follows:

Parcel 1. a parcel of 99 acres, more or less, described in the following deeds: Elsie W. Patnode to Maurice A. Bingham et al, Volume 20, Page 323; John Houston to Maurice A. Bingham, Volume 16, Page 468.

Parcel 2. a parcel of 36 and 1/5 acres, more or less; described in the following deeds: Elsie W. Patnode to Maurice A. Bingham et al, Volume 20, Page 323; Anna J. Bingham et als to Maurice A. Bingham, Volume 16, Page 468.

Parcel 3. a parcel containing 55 1/2 acres, more or less, described in the following deeds: Elsie W. Patnode to Maurice A. Bingham et al, Volume 20, Page 323; Decree, Estate of Anna J.S. Bingham, Volume 20, Page 212; Deed, Lucien Bingham et als to Anna J. Bingham, Volume 16, Page 464.

Parcel 4. a parcel of 57 acres, more or less, described in the deed recorded in Volume 16, Page 466.

Parcel 5. a parcel containing 60 acres, more or less, described in deed from Joseph A. Drolette's Executrix to Maurice A. Bingham et al, Volume 18, Page 24.

Parcel 6. a parcel containing 9 and 4/5 acres, more or less, described in deed from Edith S. Bingham et als to Maurice A. Bingham et al, Volume 18, Page 466.

Parcel 7. a parcel containing 4 and 1/2 acres, more or less, described in deed from Lucien Bingham to Maurice A. Bingham, recorded in Volume 20, Page 361.

EXCEPTING AND RESERVING from the abovescribed lands a two-acre parcel situate in the northwest corner of said farm and described as follows:

COMMENCING at an iron pipe, which said pipe marks the northwest corner of the herein reserved parcel and the northeast corner of lands now or formerly of one Edith Catchpaw, and situate in the southerly line of Vermont Route 74, so-called; thence, in the southerly line of said Route 74, so-called, S 81° 59' E a distance of 380.0 feet to a point marked by an iron pipe; thence S 08° 01' W a distance of 242.0 feet to a point marked by an iron pipe; thence N 81° 59' W a distance of 354.45 feet to a point marked by a 12 inch elm tree and an iron pipe in the east line of lands now or formerly of one Henry Audet; thence N 07° 18' E a distance of 27.60 feet to a point marked by an iron pipe, which said point marks the northeast corner of lands of the said Audet and the southeast corner of lands of said Catchpaw; thence N 06° 38' E a distance of 214.45 feet to the point or place of beginning.

Grantees covenant that Grantors shall have the use of water from the existing system on the herein conveyed lands for a period of two years from the date hereof.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, George Candido and Alice Candido, husband and wife, as tenants by the entirety, their heirs and assigns, to their own use and behoof forever; And we, the said Grantors, Maurice E. Prior, Jr. and Marilyn B. Prior, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, George Candido and Alice Candido, their heirs and assigns, that until the sealing 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:

AND we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever,

IN WITNESS WHEREOF, we hereunto set our hands and seals this 31st day of May, A.D. 1967.

In the presence of:
Donald Ferland
Thos. Wm. Lynch

Maurice E. Prior, Jr. LS
Marilyn B. Prior LS

STATE OF VERMONT
ADDISON COUNTY, SS.