

TRUSTEE'S DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, JANET H. FRANKLIN, of Cornwall, County of Addison, State of Vermont, TRUSTEE OF BREAD LOAF VIEW FARM REALTY TRUST V dated September 13, 2012, Grantor, in consideration of TEN AND MORE (\$10.00) Dollars, paid to my full satisfaction by JOHN CHARLES DEHN of Chicago, County of Cook, State of Illinois, and ANN M. BOECKMAN, of Chicago, County of Cook, State of Illinois, TRUSTEE OF THE ANN M. BOECKMAN TRUST u/t/a dated July 11, 2018, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, JOHN CHARLES DEHN and ANN M. BOECKMAN, TRUSTEE OF THE ANN M. BOECKMAN TRUST u/t/a dated July 11, 2018 to each a fifty percent interest (50%), as tenants in common, their heirs and assigns forever, a certain piece of land in the Town of Cornwall, County of Addison, State of Vermont, described as follows, viz:

A parcel of land containing 19.86 acres, more or less, lying southerly of Sperry Road, being a portion of the lands and premises conveyed to Janet H. Franklin, Trustee of Bread Loaf View Farm Realty Trust V dated September 13, 2012, by Trustee's Deed of David J. Littlefield, Trustee of the Jean J. Littlefield Revocable Trust Agreement dated December 14, 2000, as amended, said Deed dated September 17, 2012, as recorded at Book 74, Page 401 of the Cornwall Land Records and being more particularly described as follows:

Beginning at a point marked by a 5/8" iron pin set 8" above ground placed in the southerly edge of the right of way of Sperry Road, so-called, said point marking the northwest corner of the parcel hereby conveyed and the northeast corner of lands now or formerly of Mosier/Safran;

thence S 6° 12' 02" W 718.80 feet, more or less, along lands now or formerly of Mosier and Safran to a 2" iron pipe found 28" above ground;

thence S 82° 59' 08" E 575.08 feet, more or less, along lands now or formerly of Peet, to a point marked by a 5/8" iron rebar found 2" above ground with "Don Buchard" cap;

thence S 83° 01' 43" E 48.55 feet, more or less, to a point marked by a 5/8" iron pin set 8" above ground;

thence S 83° 01' 43" E 596.20 feet, more or less, along lands now or formerly of Stearns, to a point marked by a 5/8" iron rebar found 4" above ground in a ring of stones;

thence N 3° 08' 18" E 339.04 feet, more or less, along lands now or formerly of Demong to a point marked by a 2" iron pipe found 25" above ground;

thence continuing N 3° 08' 18" E 343.02 feet, more or less, along lands of now or formerly of Calitri to a 5/8" iron pipe set flush to the ground;

thence along the southerly boundary line of the right of way of Sperry Road, so-called, the following courses and distances:

1. N 75° 55' 51" W 294.62 feet, more or less, to a point not monumented;
2. N 78° 45' 38" W 229.66 feet, more or less, to a point not monumented;
3. N 81° 31' 52" W 66.62 feet, more or less, to a point marked by an 5/8" iron pipe set 8" above ground;
4. N 84° 37' 29" W 596.15 feet, more or less, to the point and place of beginning.

The herein Grantors also convey, but by quitclaim only, all right, title and interest which they may have in and to the lands lying between the northerly most boundary line and the center line of Sperry Road, so-called.

This conveyance is subject to State of Vermont Potable Water Supply and Wastewater System Permit No. WW-9-2873, dated April 26, 2021.

Subject to easements, right of way, conditions and covenants of record.

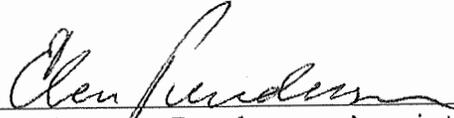
TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, JOHN CHARLES DEHN and ANN M. BOECKMAN, TRUSTEE OF THE ANN M. BOECKMAN TRUST u/t/a dated July 11, 2018, a fifty percent (50%) interest to each, as tenants in common, their heirs and assigns, to their own use and behoof forever;

And I, the said Grantor, JANET H. FRANKLIN, TRUSTEE OF BREAD LOAF VIEW FARM REALTY TRUST V, for Grantor and Grantor's successors and assigns, do covenant with the said Grantees, JOHN CHARLES DEHN and ANN M. BOECKMAN, TRUSTEE OF THE ANN M. BOECKMAN TRUST u/t/a dated July 11, 2018, their heirs and assigns, that until the ensealing of these presents, Grantor is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as aforesaid.

And Grantor hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I, JANET H. FRANKLIN, TRUSTEE OF BREAD LOAF VIEW FARM REALTY TRUST V hereunto set my hand this 8th day of June 2023.

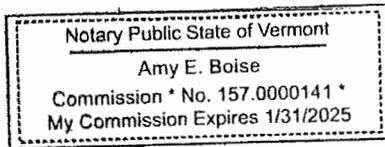
BREAD LOAF VIEW FARM REALTY TRUST V

By: 
Ebenezer Punderson, Appointed and Delegated Trustee

STATE OF VERMONT
COUNTY OF ADDISON, ss.

At Middlebury this 8th day of June, 2023, personally appeared Ebenezer Punderson, appointed and delegated Trustee of BREAD LOAF VIEW FARM REALTY TRUST V and he acknowledged this instrument, by him sealed and subscribed, to be his free and duly authorized act and deed as Trustee, and the free act and deed of BREAD LOAF VIEW FARM REALTY TRUST V.

Before me:




Notary Public

Transferee's Name JOHN C. DEHN
 Property Location TBD SPERRY ROAD
 Date of this Closing Jun-09-2023

Note: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

This serves as notice that:

- The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. Chapter 64 and building, zoning and subdivision regulations;
- The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. Chapter 151;
- The parties have an obligation to investigate and disclose knowledge regarding flood regulations affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency. Contact information is provided in the instructions.

Town Clerk - Sign into your myVtax to enter this recording information. After you have entered the recording information print a copy to deliver to the primary Transferee per 32 V.S.A 9607.

This section to be completed by Town or City Clerk

Book Number ^a	Page Number ^a	Grand List year ^a
City or Town ^a Cornwall	Parcel ID Number	Date of Record ^a
Grand List Value	Grand List Category ^a	SPAM ^a 162-051-10323
Comments, additional information, etc.		

- Duplicate Return Suspected
 Portion of the property sold/subdivision
 Original Return Waiting on Deed
 Deed Acknowledgment and Return Received

SIGNED _____

Clerk DATE _____

