

RICHARD G. CASAVANT AND CAROLE A. CASAVANT TO TOWN OF EAST MONTPELIER

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS That We, RICHARD G. CASAVANT and CAROLE A. CASAVANT of the Town of East Montpelier, County of Washington, and State of Vermont, Grantors, in the consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00) paid to our full satisfaction by the TOWN OF EAST MONTPELIER, a municipal corporation with its situs in the Town of East Montpelier in the County of Washington, State of Vermont, Grantee, have Remised, Released and Forever Quitclaimed unto the said TOWN OF EAST MONTPELIER all right and title which we the said RICHARD G. CASAVANT and CAROLE A. CASAVANT, or our heirs have in, and to a certain piece of land in East Montpelier, County of Washington, and State of Vermont, described as follows, viz:

Being a part of all and the same land and premises conveyed to Richard G. Casavant by Warranty Deed of Henry D. Huntington dated November 19, 1979 and of record in Book 29 at Page 280, and being a part of all and the same land and premises conveyed to Richard G. Casavant and Carole A. Casavant by Warranty Deed of Albert St. Cyr dated November 1, 1988 and recorded in Book 41 at page 131 of the Town of East Montpelier Land Records.

Meaning to convey a roadway bounded as follows:

Beginning at an angle point in the street line of Paul's Square, which point is 30.00 feet from the lot corner of Houle; thence S 07° 52' 16" W, 21.52 feet along street line of Paul's Square to an unmonumented property corner at lot corner of Blake; thence S 60° 13' 43" E, 108.21 feet along proposed road right of way line to an iron pipe found at the northeast corner of land of Blake; thence S 08° 08' 13" W, 5.47 feet along land of Blake to an iron pin set; thence S 60° 13' 43" E, 25.39 feet to a point; thence along a 453.62 foot radius circular curve to the right 187.85 feet to an iron pin set; thence along a 308.25 foot radius circular curve to the left 127.03 feet to a point; thence S 60° 06' 48" E, 43.29 feet to an iron pin set; thence along a 282.91 foot radius circular curve to the left 15.09 feet to a point; thence S 76° 37' 04" E, 275.94 feet to an iron pin set; thence S 76° 37' 04" E, 188.90 feet to an iron pin set; thence along a 133.58 foot radius circular curve to the right 192.30 feet to a point; thence S 05° 51' 16" W, 48.43 feet to a point; thence along a 20.00 foot radius circular curve to the right 17.91 feet to a point; thence along a 60.00 foot radius circular curve to the left 155.42 feet to an iron pin set; thence continuing along said curve 140.52 feet to a point; thence along a 20.00 foot radius circular curve to the right 17.91 feet to a point; thence N 05° 51' 16" W, 48.46 feet to an iron pin set; thence along a 193.58 foot radius circular curve to the left 160.51 feet to an iron pin set; thence continuing along said curve 81.00 feet to an iron pin set; thence N 26° 23' 18" E, 203.28 feet to a point; thence along a 242.47 foot radius circular curve to the right 76.11 feet to an iron pin set; thence continuing along said curve 54.15 feet to a point; thence N 57° 10' 08" E, 211.53 feet to a point; thence along a 60.00 foot radius circular curve to the left 145.24 feet to an iron pin set; thence continuing along said curve 117.11 feet to an iron pin set; thence along a 30.00 foot radius circular curve to the right 36.93 feet to a point; thence S 57° 10' 08" W 51.80 feet to a point; thence along a 302.47 foot radius circular curve to the left 99.11 feet to an iron pin set; thence continuing along said curve 63.38 feet to a point; thence S 26° 23' 18" W, 65.39 feet to an iron pin set; thence S 26° 23' 18" W, 148.10 feet to an iron pin set; thence N 76° 37' 04" W, 207.65 feet to an iron pin set; thence N 76° 37' 04" W, 50.15 feet to an iron pin set; thence N 76° 37' 04" W, 152.19 feet to a point; thence along a 248.25 foot radius circular curve to the right 30.81 feet to an iron pin set; thence continuing along said curve 143.00 feet to a point; thence along a 513.62 foot radius curve to the left 212.69 feet to a point; thence N 60° 13' 43" W, 18.36 feet to an iron pin set in the easterly line of land of Houle; thence S 39° 05' 18" W along the line of Houle 5.03 feet to an iron pin set at the southeast corner of land of houle; thence N 60° 17' 19"

See pg. 107 - a survey with the U.S. of Highway opening

Handwritten notes and scribbles on the right side of the page.

W, 122.06 feet along the line of land of Houle to an unmonumented property corner at the lot corner of Houle on the street line of Paul's Square; thence S 34° 19' 16" W, 30.00 feet along the Paul's Square street line to the point of beginning: The described parcel of land contains 2.8 acres, more or less.

Reference is made to a Plat of Survey by Wayne D. Lawrence, P.E., Barre, Vermont, recorded in Map Book 3, Page 35, in the East Montpelier Land Records.

This conveyance is subject to the conditions of Land Use Permit #500032 as amended and the terms of subdivision permit EC-5-2082 as amended, including, without limitation, any requirements for shared water or wastewater systems.

Reference may be had to the above-mentioned deeds and the records referred to therein, and to all prior deeds and their records in the Town of East Montpelier Land Records, for a more complete and particular description of the herein conveyed land and premises.

**TO HAVE AND TO HOLD** all right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said TOWN OF EAST MONTPELIER, its successors and assigns forever.

**AND FURTHERMORE** the said RICHARD G. CASAVANT and CAROLE A. CASAVANT, do for themselves and their heirs, executors and administrators, covenant with the said TOWN OF EAST MONTPELIER, and its successors and assigns, that from and after the ensembling of these presents the said RICHARD G. CASAVANT and CAROLE A. CASAVANT will have and claim no right, in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 20<sup>th</sup> day of October, A.D. 1994.

In Presence Of

<u><i>Seamus M Josi</i></u> Witness	<u><i>Richard G Casavant</i></u> .LS RICHARD G. CASAVANT
<u><i>Orin E Leavon</i></u> Witness	<u><i>Carole A Casavant</i></u> .LS CAROLE A. CASAVANT

STATE OF VERMONT  
WASHINGTON COUNTY, SS.

At Montpelier, this 20 day of October, A.D. 1994, RICHARD G. CASAVANT and CAROLE A. CASAVANT personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, *Orin E Leavon*  
Notary Public

FGC:sw  
[1993-79]

Vermont Property Transfer Tax 32 V.S.A. Chap. 231  
**—ACKNOWLEDGEMENT—**  
 Return Rec'd - Tax Paid Board of Health Cert Rec'd -  
 Vt. Land Use & Development Plans Act Cert Rec'd.

File No. Date 19 Jan 95  
 Sign: *Seamus M Josi* Clerk  
 Bk: No 8114-94

East Montpelier Town Clerk's Office 19 January A.D. 1995 at 10:46 o'clock A.M.  
Received for record a deed of which the foregoing is a true copy.

Attest: *Seamus M Josi*  
Town Clerk