

Lot 9

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That We, RICHARD G. CASAVANT and CAROLE A. CASAVANT, husband and wife, of the Town of East Montpelier in the County of Washington and State of Vermont, Grantors, in the consideration of One Dollar (\$1.00) and other good and valuable consideration paid to our full satisfaction by ELLERY E. PACKARD, III and JENNIFER PACKARD, husband and wife, of the Town of Berlin in the County of Washington and State of Vermont, Grantees, by these presents, do freely Give, Grant, Sell, Convey And Confirm unto said Grantees, ELLERY E. PACKARD, III and JENNIFER PACKARD and their heirs and assigns forever, a certain piece of land in the Town of East Montpelier in the 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 and Carole A. Casavant, husband and wife, by Warranty Deed of Albert St. Cyr dated November 1, 1988 and of record in Book 41 at Page 131 of the Town of East Montpelier Land Records.

The land and premises conveyed hereby are specifically depicted as Lot 9 on a certain survey plan prepared by Wayne D. Lawrence, P.E. titled "Richard Casavant off Vermont Route #14, East Montpelier, Vermont" and filed in Map File 3 at Page 5 of the Town of East Montpelier Land Records which has a frontage of 310.71 feet and contains 1.96 acres together with a 1/14 undivided interest in all common lands and right of way depicted thereon.

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.

By acceptance of this deed, Grantees are and at all times shall be a mandatory member of The Pines Homeowners' Association as set forth in the Declaration of Association of The Pines Homeowners' Association executed by Richard G. Casavant and dated October 31, 1991 and of record in Book 46 at Pages 193-196 of the Town of East Montpelier Land Records.

Reference may be had to the above-mentioned deeds and to their record and to all prior deeds and their records for a more complete and particular description of the herein conveyed land and premises.

To Have And To Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, ELLERY E. PACKARD, III and JENNIFER PACKARD, husband and wife and their heirs and assigns, to their own use and behoof forever;

And we the said Grantors, RICHARD G. CASAVANT and CAROLE A. CASAVANT for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, ELLERY E. PACKARD, III and JENNIFER PACKARD 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.

We hereby engage to Warrant and Defend the same against all lawful claims whatever, except as above stated.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 2nd day of August A.D. 1995.

In Presence of

Bridgette Walbridge
Witness

Richard G. Casavant, LS
RICHARD G. CASAVANT

Susan Winters
Witness

Carole A. Casavant, LS
CAROLE A. CASAVANT

STATE OF VERMONT
COUNTY OF WASHINGTON, SS.

At Montpelier this 2nd day of August A.D. 1995, 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, Bridgette Walbridge
Notary Public

FGC:bw
[1995-50/4521-33]

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.
Return No. 44(4-95)
Signed Sylvia J. Clark
Date 4 Aug 95

RICHARD G. CASAVANT and
CAROLE A. CASAVANT, Grantors

TO

LESLIE E. PACKARD, III and
ENNIFER PACKARD, Grantees

dated, August, 1995

AST MONTPELIER TOWN CLERK'S OFFICE

RECEIVED FOR RECORD
4 August A.D. 19 95
AT 9 O'CLOCK 00 MINUTES A M.

AND RECORDED IN _____
BOOK 56 PAGE 934 OF LAND RECORDS
TEST Sylvia J. Clark
CLERK

RECORDERS FEE \$ _____

Prepared By:
McKee, Giuliani & Cleveland
94 Main Street, P. O. Box F
Montpelier, VT 05601

FD
WARRANTY

COPY

Lot 8

TAX COLLECTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, That I, Karen Gramer, duly elected Tax Collector for the Town of East Montpelier, in the County of Washington, State of Vermont, in consideration of the sum of Three Thousand Four Hundred One Dollars and Fifty-Eight Cents (\$3,401.58) paid to me by **Ellery E. Packard, III** and **Jennifer D. Packard**, husband and wife, at a tax sale, duly warned and held on May 29, 2008, have bargained and sold, and by these presents do BARGAIN, SELL, AND CONVEY unto the said **Ellery E. Packard, III** and **Jennifer D. Packard**, husband and wife, as tenants by the entirety, all of the right, title, and interest of **Richard G. Casavant** and **Carole A. Casavant** in and to the following property:

Being part of the same lands and premises conveyed to Richard G. Casavant by Warranty Deed of Henry D. Huntington, dated November 19, 1979, and recorded in Book 29 at Page 280 of the Land Records of the Town of East Montpelier, and part of the same lands 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 Land Records of the Town of East Montpelier.

Being further described as being depicted as Lot No. 8 on a plan entitled "RICHARD CASAVANT, OFF VERMONT ROUTE NO. 14, EAST MONTPELIER, VERMONT", signed September 10, 1991, by Wayne D. Lawrence, P.E., and filed for record in Map Book 3 at Page 5, in the office of the East Montpelier Town Clerk, together with a one-fourteenth (1/14) interest in the Common Land and Common Areas depicted thereon.

The property is subject to State of Vermont Land Use Permit 500032, State of Vermont Subdivision Permit EC-5-2082, and the Declaration of The Pines Home Owners' Association, dated October 31, 1991, and recorded in Book 46 at Page 193 of the Land Records of the Town of East Montpelier.

The interest of the delinquent taxpayers, **Richard G. Casavant** and **Carole A. Casavant**, was sold on May 29, 2008, at ten o'clock (10:00) in the morning, and by virtue of the nonredemption of the property within the one (1) year statutory period, all right, title, and interest of **Richard G. Casavant** and **Carole A. Casavant**, and all those claiming under them, is hereby conveyed in accordance with Title 32, Chapter 133 of the Vermont Statutes Annotated.

IN WITNESS WHEREOF, I hereunto set my hand this 5th day of June, 2009.

In the presence of:

Dennis M. Brown
Witness to her signature

Karen Gramer
Karen Gramer, Collector of Taxes
Town of East Montpelier

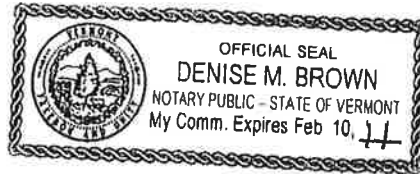
STATE OF VERMONT
COUNTY OF WASHINGTON, SS

At the Town of East Montpelier in said County this 5 day of June, 2009,

LAW OFFICES OF
MONTE & MONTE, P.C.
31 SUMMER STREET
P.O. BOX 686
BARRE, VERMONT 05641

personally appeared Karen Gramer, Tax Collector for the Town of East Montpelier, and she acknowledged this instrument, by her subscribed, to be her free act and deed, individually and in her capacity as Tax Collector.

Denise M. Brown
Notary Public



TAX COLLECTOR'S RETURN OF SALE

Property of RICHARD G. CASAVANT & CAROLE A. CASAVANT
(Tax ID No. 12-000-000; Pine Ridge Road, Lot No. 8)

By virtue of warrants lawfully committed to me for the years 2001, 2002, 2003, 2006, and 2007 by the Treasurer of the Town of East Montpelier and the delinquent tax and assessment bills annexed thereto, I gave notice as required by law to the taxpayers of the Town of East Montpelier of the place where and the time when I would receive such taxes, assessments, charges, and levies, and said taxpayers having failed and neglected to pay their said taxes, assessments, charges, and levies upon such demand, on the 17th day of April, 2008, I did extend and levy my said warrants in the manner provided by law upon the following described lands of the following named delinquent taxpayer situated within the Town, for the following described taxes due thereon, to wit:

Taxpayers: Richard G. Casavant & Carole A. Casavant

Property levied on:

Being part of the same lands and premises conveyed to Richard G. Casavant by Warranty Deed of Henry D. Huntington, dated November 19, 1979, and recorded in Book 29 at Page 280 of the Land Records of the Town of East Montpelier, and part of the same lands 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 Land Records of the Town of East Montpelier.

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The property is subject to State of Vermont Land Use Permit 500032, State of Vermont Subdivision Permit EC-5-2082, and the Declaration of The Pines Home Owners' Association, dated October 31, 1991, and recorded in Book 46 at Page 193 of the Land Records of the Town of East Montpelier.

Delinquent taxes, assessments, charges, and levies: See Attached Schedule A

And on the 18th day of April, 2008, I did cause notice of the time and place of sale of the above described lands and premises to be published three weeks successively in the Times Argus, a newspaper circulating in the Town of East Montpelier and vicinity, for the issues April 23, 2008, April 30, 2008, and May 7, 2008, which said notice of sale therein provided that the same would be held at the East Montpelier Municipal Offices, a public place in the Town of East Montpelier on the 29th day of May, 2008 at ten o'clock (10:00) in the morning, unless said lands and premises were previously redeemed by the payment of said taxes, assessments, charges, and levies, and on the 18th day of April, 2008, I gave the delinquent taxpayers, Richard G. Casavant & Carole A. Casavant, notice by certified mail of the time and place of such sale, and on the 21st day of April, 2008, posted on the bulletin board in the East

Montpelier Municipal Offices, a public place in said Town, notice of the time and place of such sale.

And they having failed and neglected to pay said taxes, assessments, charges, levies, and costs, at the East Montpelier Municipal Offices on the 29th day of May, 2008 at ten o'clock (10:00) in the morning, the time and place set by me for said sale, pursuant to the notice thereof, I did sell so much of said lands as was necessary to satisfy the taxes, assessments, charges, levies, and costs thereon to Ellery E. Packard, III and Jennifer D. Packard, for cash in the sum of \$3,401.58, they being the only bidder therefore, the lands thus sold being more particularly described as set forth above.

From the proceeds of said sale, I did satisfy myself for my own fees and the legal costs of said sale amounting in the whole to the sum of \$533.43, and on the 29th day of May, 2008, turned over to Teresa Conti, the Treasurer of the said Town of East Montpelier, the sum of \$2,868.15 in satisfaction of the taxes, assessments, charges, levies, and costs due said town on said lands and premises thus sold.

And Now at East Montpelier in the County of Washington, this 3rd day of ^{June}~~May~~, 2008, I make return of my doings hereunder by filing the same as herein set forth with the Town Clerk of the Town of East Montpelier for record as provided by law.

Attest,

Karen M. Gramer
Karen Gramer, Town of East Montpelier
Collector of Delinquent Taxes,
Assessments, Charges, and Levies

EAST MONTPELIER TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
ON 4 DAY OF June A.D. 20 08
12 O'CLOCK 27 MINUTES PM
C LAND RECORDS, BOOK _____ PAGE _____
TEST _____ TOWN CLERK