

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS That we, DAVID Y. PARKER, also known as DAVID YOUNG PARKER and CAROL W. PARKER, also known as CAROL PARKER, both of Brookline in the County of Windham and State of Vermont, Grantors, in the consideration of One Dollar and other valuable consideration paid to our full satisfaction by DAVID Y. PARKER, TRUSTEE OF THE TRUST OF DAVID Y. PARKER DATED OCTOBER 21, 1998, AS AMENDED AND CAROL PARKER, TRUSTEE OF THE TRUST OF CAROL PARKER DATED OCTOBER 21, 1998, AS AMENDED, both of Brookline in the County of Windham and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, DAVID Y. PARKER, TRUSTEE OF THE TRUST OF DAVID Y. PARKER DATED OCTOBER 21, 1998, AS AMENDED AND CAROL PARKER, TRUSTEE OF THE TRUST OF CAROL PARKER DATED OCTOBER 21, 1998, AS AMENDED, as tenants in common, and their successors and assigns forever, a certain piece of land in Brookline in the County of Windham and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to David Young Parker, also known as David Y. Parker and Carol W. Parker, also known as Carol Parker, by Warranty Deed of Charles R. Cummings, Trustee dated February 25, 1974, recorded in Volume 114, Page 118 of the Brookline Land Records. The premises are further described in the Warranty Deed from David Young Parker, also known as David Y. Parker to Charles R. Cummings, Trustee dated February 25, 1974, recorded in Volume 114, Page 115 of the Townshend Land Records and more particularly described therein as follows:

“Being all and the same premises conveyed to David Young Parker by quit-claim deed of Gordon N. Parker dated May 4, 1970 and recorded in Brookline, Vermont Land Records in Book 13, at pages 73-75 and in which deed said premises are described as follows:

““Being all and the same premises conveyed to Gordon N. Parker and David Young Parker, as joint tenants and not as tenants in common, and to the survivor of them, by warranty deed of William D. Young dated July 1, 1947 and recorded in Brookline, Vermont Land Records in Book 9, at pages 419-421 and in which deed said premises are described as follows:

“““Beginning on the highway leading from Brookline to Townshend; thence along said highway South 16° East 28 chains; thence continuing along said highway South 7° West 3 chains; thence along said highway South 25° East 6.30 chains to a point; thence North 13° West 8.55 chains to a point; thence South 80° East 5.80 chains to a point; thence North 22° East 5.90 chains to a yellow birch tree; thence North 54° West 9.90 chains to a birch tree; thence North 7° West 5.30 chains to a point; thence North 1° West 1.65 chains to a point; thence North 14° East 3 chains to a corner; thence North 13° West through a big rock 10.35 chains to a point; thence

North 5° West 6 chains to a point; thence North 34° West 2.55 chains to a point on the East line of Townshend; thence South 30° West 14.60 chains along said East line of Townshend to the point and place of beginning. Containing by survey 38.57 acres be the same more or less. Being a part of the premises deeded to John C. Tibbetts by warranty deed from Fannie P. Mason dated August 21, 1939 and recorded in Book 8, pages 502-504 of the Brookline Land Records.

“““Meaning and intending to convey all and the same premises conveyed to the Grantor, William D. Young by deed of John C. Tibbetts on September 22, 1939 and recorded in Book 9, pages 58-59 of the Brookline Land Records.

“““Parcel #2. Bounded north by the land formerly of William P. Mason Estate; east by land now or formerly of the Royal Marsh Estate and lands now or formerly of Charles Dixon; south by land formerly owned by Hattie Marsh and lands formerly owned by E. P. Osgood; and west by land formerly owned by Hattie Marsh, containing by estimation 118 acres be the same more or less. Being the same premises conveyed to Frank L. Potwine by deed of Lorengo W. Bush in August 1910. Meaning and intending to convey all and the same premises deeded to the said William D. Young by warranty deed of Frank L. and Jennie A. Potwine on the 5<sup>th</sup> day of December 1927, said deed being recorded in Book 8, page 138-139 of the Brookline Land Records.

“““Also including such rights of the grantor in the highway or road previously mentioned in this deed and which was discontinued by petition in the matter of Fred Nystrom et al vs. The Town of Brookline and the Town of Townshend as fully appears by the findings of Commissioners and order of the Windham County Court in Docket #5974 of the Records of the Windham County Court.


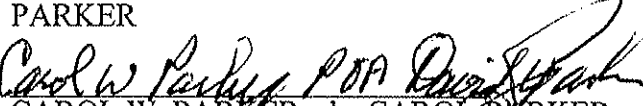
“““Meaning and intending by this deed to convey all of the property owned by the said William D. Young in the Town of Brookline, County of Windham, State of Vermont.

“““Meaning and intending hereby to convey all of the interest of the Grantor herein in the above described premises to the grantee herein.”””

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, DAVID Y. PARKER, TRUSTEE OF THE TRUST OF DAVID Y. PARKER DATED OCTOBER 21, 1998, AS AMENDED AND CAROL PARKER, TRUSTEE OF THE TRUST OF CAROL PARKER DATED OCTOBER 21, 1998, AS AMENDED, as tenants in common, and their successors and assigns, to their own use and behoof forever; And we the said Grantors, DAVID Y. PARKER, also known as DAVID YOUNG PARKER and CAROL W. PARKER, also known as CAROL PARKER for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, DAVID Y. PARKER, TRUSTEE OF THE TRUST OF DAVID Y. PARKER DATED OCTOBER 21, 1998, AS AMENDED AND CAROL PARKER, TRUSTEE OF THE TRUST OF CAROL PARKER

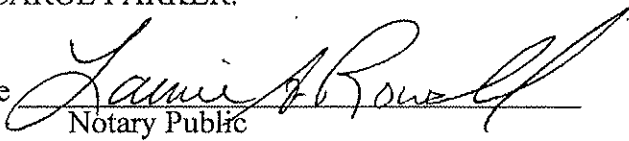
DATED OCTOBER 21, 1998, AS AMENDED, and their successors and assigns, that until the  
ensealing of these presents we are the sole owners of the premises, and have good right and title  
to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE,  
except as aforesaid; And we hereby engage to WARRANT AND DEFEND the same against all  
lawful claims whatever, except as aforesaid.

Dated this 19<sup>th</sup> day of August, 2011.

  
\_\_\_\_\_  
DAVID Y. PARKER, aka DAVID YOUNG  
PARKER  
  
\_\_\_\_\_  
CAROL W. PARKER, aka CAROL PARKER  
By David Y. Parker under Power of Attorney

STATE OF VERMONT            )  
COUNTY OF WINDHAM        ) SS.

At Brattleboro this 19<sup>th</sup> day of August, 2011, DAVID Y. PARKER, also known as  
DAVID YOUNG PARKER, individually and under Power of Attorney for CAROL W.  
PARKER, also known as CAROL PARKER personally appeared and he acknowledged this  
instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of  
CAROL W. PARKER, also known as CAROL PARKER.

Before me   
\_\_\_\_\_  
Notary Public  
My Commission Expires: 2/10/15

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS That we, DAVID Y. PARKER, also known as DAVID YOUNG PARKER and CAROL W. PARKER, also known as CAROL PARKER, both of Brookline in the County of Windham and State of Vermont, Grantors, in the consideration of One Dollar and other valuable consideration paid to our full satisfaction by DAVID Y. PARKER, TRUSTEE OF THE TRUST OF DAVID Y. PARKER DATED OCTOBER 21, 1998, AS AMENDED AND CAROL PARKER, TRUSTEE OF THE TRUST OF CAROL PARKER DATED OCTOBER 21, 1998, AS AMENDED, both of Brookline in the County of Windham and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, DAVID Y. PARKER, TRUSTEE OF THE TRUST OF DAVID Y. PARKER DATED OCTOBER 21, 1998, AS AMENDED AND CAROL PARKER, TRUSTEE OF THE TRUST OF CAROL PARKER DATED OCTOBER 21, 1998, AS AMENDED, as tenants in commons, and their successors and assigns forever, a certain piece of land in Townshend in the County of Windham and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to David Young Parker, also known as David Y. Parker and Carol W. Parker, also known as Carol Parker, by Warranty Deed of Charles R. Cummings, Trustee dated February 25, 1974, recorded in Volume 41, Page 402 of the Townshend Land Records. The premises are further described in the Warranty Deed from David Young Parker, also known as David Y. Parker to Charles R. Cummings, Trustee dated February 25, 1974, recorded in Volume 41, Page 399 of the Townshend Land Records and more particularly described therein as follows:

“Being all and the same premises conveyed to David Young Parker by quit-claim deed of Gordon N. Parker dated May 4, 1970 and recorded in Townshend, Vermont Land Records in Book 40 at Pages 58-60 and in which deed said premises are described as follows:

““Being all and the same premises conveyed to Gordon N. Parker and David Young Parker, as joint tenants and not as tenants in common, and to the survivor of them, by warranty deed of William D. Young dated July 1, 1947 and recorded in Townshend, Vermont Land Records in Book 33 at Pages 298-9 and in which deed said premises are described as follows:

“““Bounded southerly by the road leading from Townshend past the residence formerly of V. H. Gray and later of Ruth Dickson to Brookline; bounded easterly by the town line of Brookline; bounded northerly by lands formerly owned by H. F. Franklin and later owned by Alice Bardwell and lands formerly of Horace O. Gale known as the Brigham Pasture and now owned by the grantor, and described as parcel #2 in said deed, and bounded on the west by lands formerly of Robert Follett and lands now of the grantor, and being in this deed conveyed known as the Boutelle Place. Meaning and intending to convey the so-called Bemis Pasture which was

conveyed to Horace O. Gale by Cyrus Harding on September 16, 1899 and recorded in Book 21, at Page 465 of the Land Records of Townshend.

“““Also describing and conveying the Bemis mowings deeded to the said Horace O. Gale by said Harding on September 10, 1902 by deed recorded in Book 22 at Page 55 of the Land Records of said Townshend and also including in said description the Elihu Chapman Place so-called. Meaning and intending hereby to convey all and the same premises described as Parcel #1 in a warranty deed of Horace O. Gale to me, deeded September 1st, 1937 and recorded in Book 31, Page 202-3 of the Townshend Land Records.

“““Parcel #2. A certain piece of land in Townshend in the County of Windham, State of Vermont described as follows, viz:

“““Being known as the David Bemis Hill Pasture or Brigham Pasture bounded as follows; Bounded on the north by lands now or formerly of Robert Follett and the Maggie Ladd Farm so-called; on the east by property formerly known as the Alice Bardwell farm; on the south by parcel #1 hereinbefore described and lands formerly of Robert Follett; and bounded on the west by lands now or formerly of said Robert Follette. Being all and the same premises conveyed to Horace O. Gale by Albion E. Brigham by deed dated October 30, 1895 and recorded in Book 21, at Page 344 of the Land Records of said Townshend; said parcel containing by estimation 150 acres of land be the same more or less.

“““Meaning and intending to convey all and the same premises described as Parcel #2 in the deed of Horace O. Gale to me on September 1st, 1937 and being the same premises described in a corrected deed from the said Horace O. Gale to me, the said William D. Young on January 7, 1938 and recorded in Book 31, Page 253-4 of the Land Records of said Townshend.

“““Parcel #3. A certain piece or parcel of land situated and lying or being in Townshend, County of Windham, and State of Vermont, bounded and described as follows, viz:

“““North by land formerly of O. W. Follett and the estate formerly of J. O. Follett; East by land formerly of Horace O. Gale, and now owned by the grantor and by this deed being also conveyed; south by lands now or formerly of the estate of Franklin H. Morse and land formerly of George L. and Martha Boutelle; West by land formerly of Horace O. Gale and lands formerly of Herbert H. Franklin; it being the same land conveyed to Melvin J. Austin by Blanche E. Boutelle, Administratrix of the estate of Arthur M. Boutelle by deed dated October 16, 1922 and recorded in the Townshend Town Clerk's Office in Book 26, Page 412 of the Land Records. Containing by estimation 180 acres be the same more or less.

“““Meaning and intending to convey all and the same premises deeded to me the said William D. Young by warranty deed of Melvin J. Austin on the 3rd day of August 1928 and recorded in Book 29, Page 441-2 of the Townshend Land Records.

“““Parcel #4. Also a certain piece or parcel of land situated, lying or being in Townshend, bounded and described as follows, viz:

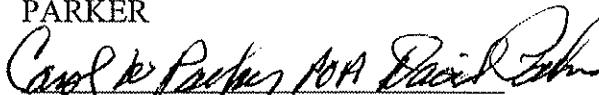
“““Beginning on the northeast corner of lands hereby conveyed at corner of land owned by the grantor, and in this deed also being conveyed, on the south side of the highway leading from Brookline to Townshend; thence running westerly on the south side of said highway to a corner of land formerly of Gerald Allbee, and now owned by the grantor, and in this deed also being conveyed; thence southerly on said land formerly of Allbee's to a corner; thence easterly on said land formerly of Allbee's to a corner; thence southerly on lands of said Allbee's to a

and our heirs, executors and administrators, do covenant with the said Grantees, DAVID Y. PARKER, TRUSTEE OF THE TRUST OF DAVID Y. PARKER DATED OCTOBER 21, 1998, AS AMENDED AND CAROL PARKER, TRUSTEE OF THE TRUST OF CAROL PARKER DATED OCTOBER 21, 1998, AS AMENDED, and their successors 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.

Dated this 19<sup>th</sup> day of August, 2011.



DAVID Y. PARKER, aka DAVID YOUNG PARKER

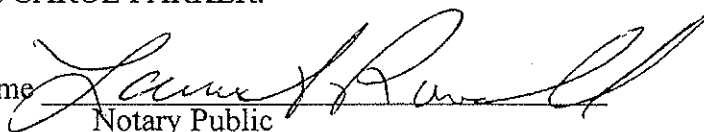


CAROL W. PARKER, aka CAROL PARKER  
By David Y. Parker, under Power of Attorney

STATE OF VERMONT            )  
COUNTY OF WINDHAM        ) SS.

At Brattleboro this 19<sup>th</sup> day of August, 2011, DAVID Y. PARKER, also known as DAVID YOUNG PARKER, individually and under Power of Attorney for CAROL W. PARKER, also known as CAROL PARKER personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of CAROL W. PARKER, also known as CAROL PARKER.

Before me



Notary Public

My Commission Expires: 2/10/15