

282

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that OLCOTT CORPORATION, formerly Lotus Enterprises, Inc., a corporation duly organized under the laws of the State of Vermont with offices and a place of business located in the Town of Hartford, County of Windsor, and State of Vermont, Grantor, in the consideration of One Hundred Twenty-Five Dollars (\$125,000) and other good and valuable considerations paid to its full satisfaction by RICHARD A. SCHLEIN, DDS, having an office and place of business at Hartford, in the County of Windsor and State of Vermont, Grantee, by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM, unto the said Grantee, RICHARD A. SCHLEIN, DDS, and his successors and assigns forever, a certain piece of land in the Town of Hartford, in the County of Windsor and State of Vermont, described as follows, viz:

Being a parcel of land containing approximately 43,560 square feet shown as Lot 14 on a survey entitled "OLCOTT COMMERCE PARK SUBDIVISION PLAN" by Bruno Associates, Inc., PC, dated May 15, 1988, and recorded in Map Cabinet at Hanger 7B of the Hartford Land Records. Said survey was revised on June 20, 1988, June 26, 1988, and October 5, 1988. The parcel herein conveyed is more particularly described as follows:

Beginning at a point marked by an iron pin to be set in the northerly edge of the so-called Olcott Drive, said point also being located in the southwesterly corner of Lot 1 as shown on the aforesaid survey;

Thence from said point or place of beginning going N 54°10' W along the northerly edge of Olcott Drive a distance of 192.20 feet to a point on the easterly edge of U.S. Route 5 as shown on the aforesaid survey;

Thence turning and going N 22° 40' 30" W a distance of 207.60 feet to a point to be marked by an iron pin;

Thence going South 53° 49' E a distance of 240.60 feet to an iron pin marking the northwesterly corner of Lot 1 (as shown on the aforesaid survey);

Thence going South 36° 11' W a distance of 200.60 feet to an iron pin marking the point or place of beginning.

Being a portion of the lands and premises conveyed to Lotus Enterprises, Inc., by Norwich Associates, Inc., by deed dated March 20, 1980, and recorded in the Hartford Land Records in Book 89 at Pages 619-620. The certificate of name change from Lotus Enterprises, Inc., to Olcott Corporation is recorded in Book \_\_, Page 418.

SUBJECT to the restrictions, conditions and covenants set forth in the DECLARATION OF RESTRICTIONS - OLCOTT COMMERCE PARK - WILDER, VERMONT, executed by a duly authorized corporate officer of Olcott Corporation on December 27, 1983, and recorded on December 27, 1983, in the Hartford Land Records in Book 102 at Pages 1-9, the amended DECLARATION OF RESTRICTIONS - OLCOTT COMMERCE PARK - WILDER, VERMONT executed by a duly authorized corporate officer of Olcott Corporation on

288

December 10, 1986, and recorded on December 10, 1986, in the Hartford Land Records in Book 123 at Pages 122-132, and AMENDMENT TO DECLARATION OF RESTRICTIONS - OLCOTT COMMERCE PARK - WILDER, VERMONT, dated May 20, 1987, and recorded on June 30, 1987, in the Hartford Land Records in Book 129 at Pages 60-61.

SUBJECT FURTHER to the terms, conditions and restrictions of Certificate of Compliance #3R0418, dated November 15, 1983, and recorded in the Hartford Land Records in Book 101 at Pages 405-407 and Land Use Permit #3S0418 dated August 9, 1983, and recorded in Book 100 of the Hartford Land Records at Pages 286-289 and the Findings of Fact and Order of District Environmental Commission III dated August 9, 1983, as said Certificate and Land Use Permit have been from time to time amended, including but not limited to Land Use Permit Amendment #350-418-7 dated July 23, 1987, and related Subdivision Permit EC-3-1423, 350418-5, dated July 3, 1987. Land Use Permit Amendment 3S0418-8 dated October 30, 1987 (Book 133, Pages 420-422) and Land Use Permit Amendment 3S0418-8A dated August 28, 1991 (Book 176, Pages 44-46).

SUBJECT FURTHER to the terms, conditions and restrictions of Hartford Planning Commission Minor Subdivision Plat Approval #87-264, dated March 23, 1987, and any order or permit issued pursuant thereto and Hartford Planning Commission Site Plan Approval 91-42 dated August 5, 1991.

TOGETHER with the nonexclusive right and easement to use the above-referenced 50 foot roadway throughout its length and breadth, as shown in part on said survey plan, in common with Grantor and others to whom like rights have been or are hereafter granted from time to time by instruments duly recorded, for all purposes for which public ways, streets and highways may now or hereafter be used in the Town of Hartford and the State of Vermont, which may include but not be limited to, installation, use, repair, restoration and replacement of pipes, wires, poles, conduits and appurtenances for drainage, sewer, water, gas, electricity, telephone and other utilities which may become available, for use therein, thereon or there over, and also including use, repair restoration and replacement of like services installed for common use by Grantor or others, and also including the construction, use, repair and restoration of a roadway with pavement.

Meaning and intending to convey all land of Grantor northerly of the access road, westerly of Lot 1, easterly of U.S. Route 5, and southerly of lands now or formerly of Davis.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, RICHARD A. SCHLEIN, DDS, his successors and assigns, to his own use and behoof forever; and it, the said Grantor, OLCOTT CORPORATION, for itself and its successors and assigns, do covenant with the said Grantee, RICHARD A. SCHLEIN, DDS, his successors and assigns, that until the ensembling of these presents it is the sole owner 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 it does hereby engage to WARRANT AND DEFEND the same against all lawful claims  
whatever, except as aforesaid.

IN WITNESS WHEREOF, it hereunto sets its hand and seal this 18<sup>TH</sup> day of October, 1991.

IN PRESENCE OF:

OLCOTT CORPORATION

[Signature]  
WITNESS

By: [Signature]  
Duly Authorized Agent

[Signature]  
WITNESS

STATE OF VERMONT  
COUNTY OF WINDSOR, SS.

At Hartford, this 18<sup>TH</sup> day of October, 1991, personally appeared, Earle M. Simpson, Jr, Duly  
Authorized Agent of Olcott Corporation, and he acknowledged this instrument, by himself sealed and  
subscribed, to be his free act and deed and the free act and deed of Olcott Corporation.

Before me,

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 2/10/95

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
--ACKNOWLEDGMENT--  
Return Rec'd. Tax Paid--Board of Health--T. Rec'd.--  
Vt. Land Use & Development Plans Act Cert. Rec'd.  
Return No. \_\_\_\_\_  
Signed [Signature], Clerk  
Date October 18, 1991

Hartford Town Clerk's Office October 18, 1991 at 3:35 P.M. received the  
instrument of which the foregoing is a true record.

Attest: [Signature] Asst. Town Clerk