

**WARRANTY DEED
KNOW ALL BY THESE PRESENTS**

That I, **MARLENE J. DAWSON**, surviving spouse, of Canaan in the County of Essex and State of Vermont, Grantor, in consideration of One Dollar and other good and valuable consideration paid to my full satisfaction by **GARY GUILBAULT and PAMELA GUILBAULT**, husband and wife, of Norton in the County of Essex and State of Vermont, Grantees, by these presents, do freely *Give, Grant, Sell, Convey and Confirm* unto the said, **GARY GUILBAULT and PAMELA GUILBAULT**, husband and wife, as tenant by the entirety, and to their heirs and assigns forever, a certain piece of land located in the Town of Canaan, County of Essex and State of Vermont, described as follows, viz:

Being a parcel of land, with the buildings and improvements thereon, known as 6512 Vermont Route 114 in the Town of Canaan, County of Essex and State of Vermont, and being all and the same lands and premises conveyed in a Warranty Deed from Yvon Robert to Richard W. Dawson dated June 26, 2002 and recorded in Book 46, Pages 377 of Canaan Land Records. Said lands and premises are more particularly described therein as follows:

“Being a portion only of all and the same land and premises conveyed to Yvon Robert by Warranty Deed of Harriet L. Carr dated June 13, 1979 and recorded in Book 28, Page 588 of the Canaan Land Records. Said land and premises are more particularly described as follows:

In the Town of Canaan, Essex County, Vermont, a certain tract or parcel of land situate on the northerly side of Vermont Route 114, the highway leading from Canaan to Norton, Vermont, and being a part of Lot 100, of the 3rd Division of Lots in said Town of Canaan, and bounded and described as follows:

Beginning at a point marked by a concrete highway monument on the northerly sideline of Vermont Route 114, the highway leading from Canaan to Norton, Vermont, said point marking the southwest corner of land now or formerly of McGinty, Lambert, Dellert, and Thomas in Lot 99, of the 3rd Division of Lots in the said Town of Canaan, and said point of beginning marking the southeast corner of the herein described parcel of land;

Thence N 78° 30' W along the northerly sideline of the said highway for 210 feet, more or less, to an unmarked point;

Thence continuing westerly along the northerly sideline of the said highway on a curve to the left with a Radius of 1195.8 feet, a Central Angle of 09° 17' 43", for an Arc Distance of 194.0 feet, a Chord Bearing of N 83° 08' 52" W, and a Chord Length of 193.79 feet, to a point marked by an iron rod (set);

Thence turning and running N 14° 24' W, through Lot 100, Division 3 and land now or formerly of the grantor for 1982 feet, more or less, to a point on the international boundary line between Canada and the Unites States marked by an iron rod (set);

Thence N 89° 05' E along the said international boundary line for 549 feet, more or less, to a point marked by an iron rod (set) at a wood post (found), said point being S 87° 57' W a distance of 475 feet, more or less, from international boundary monument #529;

Thence turning and running S 09° 45' E along the west line of Lot 99 Division 3, being land now or formerly owned by the said McGinty, Lambert, Dellert, and Thomas, and as marked by a blue blazed line for 2023 feet, more or less, to the point of beginning.

All the above bearings are based of Vermont Grid North, which is approximately 17° 13' clockwise of the present magnetic north reference. Parcel 1, as described above contains 20.9 Acres of land, and is all as shown on a certain plat entitled, "Subdivision Plan of Land for Yvon Robert, Lot 100, Division 3, Canaan, Essex County, Vermont, Scale: 1 inch = 200 feet, Date: November 23, 1998". Survey and plan by F. W. Cowan & Sons, Canaan, Vermont. Said plan is recorded in Slot 6, Page 14 of the Canaan Land Records."

Reference is made to a Quitclaim Deed from Richard W. Dawson to Richard W. Dawson and Marlene J. Dawson, husband and wife, dated November 2, 2018 and recorded in Book 66, Pages 264-265 of the Town of Canaan Land Records.

Reference is made to the Death Certificate of Richard Wilson Dawson filed in Book 69, Page 28 of the Town of Canaan Land Records.

The Property is subject to and benefits from the terms of Wastewater System and Potable Water Supply Permit WW-7-4992 dated October 11, 2018 and recorded in the Town of Canaan Land Records at Book 66, Pages 228-230, as supplemented by Permit WW-7-4992-1 dated April 27, 2021 and recorded in Book 66, Pages 625-627 of said Land Records.

Reference is hereby had and made to the above-mentioned deeds and their records, to all prior deeds and the records thereof, and to the Land Records of the Town of Canaan for a more complete and particular description of the lands and premises hereby conveyed.

To have and to hold said granted premises, with all privileges and appurtenances thereof, to the said Grantees, GARY GUILBAULT and PAMELA GUILBAULT, as husband and wife, and to their heirs and assigns, to their own use and behoof forever; and I, the said Grantor, MARLENE J. DAWSON, for myself and my heirs and assigns, do covenant with the said Grantees, GARY GUILBAULT and PAMELA GUILBAULT, and their heirs and assigns, that until the ensembling of these presents I am the sole owner of the premises, and have good right and title to convey the same in the manner aforesaid, that it is *Free from every encumbrance except as aforesaid and excepting utility easements of record; and I hereby engage to Warrant and Defend the same against all lawful claims whatever.*

In Witness Whereof, I hereunto set my hand:

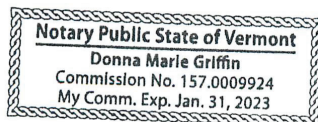
Marlene J. Dawson
Marlene J. Dawson

08/03/2021
Date

**STATE OF VERMONT
ESSEX COUNTY, ss.**

At Brighton in the aforesaid County and State, Marlene J. Dawson, appeared personally, and she acknowledged this instrument by her subscribed to be her free act and deed,

Before me, Donna Marie Griffin on 8/3/2021
Notary Public Date



CANAAN TOWN CLERK OFFICE
RECEIVED FOR RECORD / ~~DISPATCH~~
Aug 11 A.D. 2021 at 11 o'clock 26 min. A.M.
and Recorded in Vol. 69 Page 246
Of Canaan Land Records
Attest Shane Lancourt asst Town Clerk

Vermont Property Transfer Tax
325 V.S.A. Chap. 231

-ACKNOWLEDGMENT-

Return Received
Signed Shane Lancourt Clerk
Date August 11, 2021