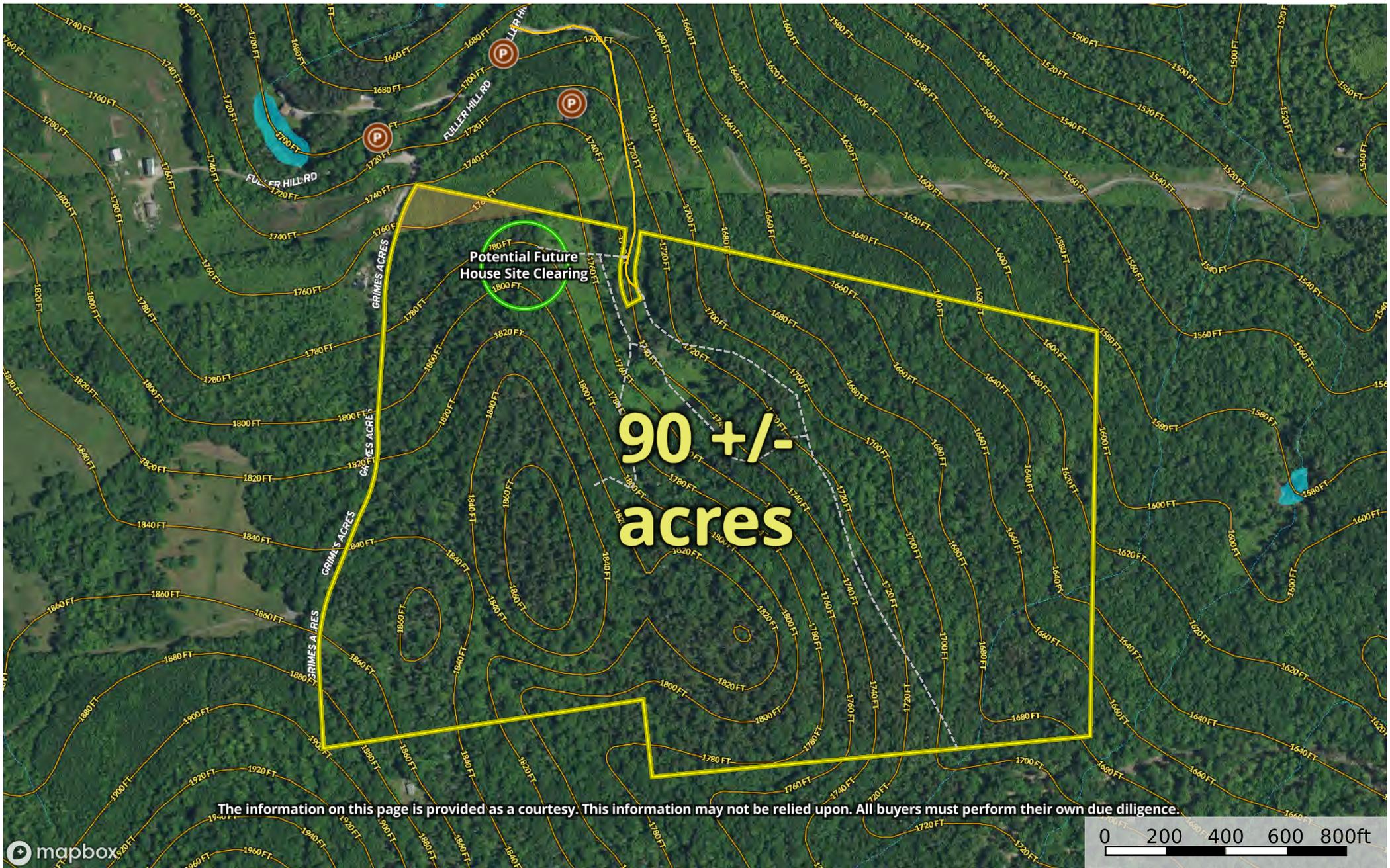


Groton 90 ac - Greens Road

Vermont, AC +/-



The information on this page is provided as a courtesy. This information may not be relied upon. All buyers must perform their own due diligence.

- Utility Pole
- Greens Road
- Trail
- Utility Easement
- Boundary
- Future House Clearing
- Stream, Intermittent
- River/Creek
- Water Body

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

ADMINISTRATOR'S DEED

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Stephen S. Ankuda, Administrator of the Estate of Miriam H. Thomas, of White River Junction, County of Windsor and State of Vermont, deceased, SEND GREETINGS:

WHEREAS, pursuant to a License to Sell or Convey issued by the Vermont Superior Court, Washington Unit, Probate Division, Docket No. 484-7-19 Wnpr *In RE: Estate of Miriam Thomas* dated December 20, 2021 and to be recorded herewith in the Groton Town Land Records, on due application in writing, for that purpose, which said application having been duly published according to law, did appoint and order me to convey record title to real estate of the Estate of Miriam H. Thomas;

AND WHEREAS, having previously taken the oath required by law, and fulfilled all the requisites of the Statute, and of the license aforesaid, I hereby convey all of the same real estate to Allard Lumber Company, a Vermont corporation with a principal place of business in Brattleboro, County of Windham and State of Vermont, for the sum of ONE HUNDRED THOUSAND NINE HUNDRED DOLLAR and NO/100 (\$100,900.00) and other good and valuable consideration.

NOW, KNOW YE, that pursuant to the license and authority aforesaid, and not otherwise, and in consideration of the sum of ONE HUNDRED THOUSAND NINE HUNDRED DOLLAR and NO/100 (\$100,900.00) and other good and valuable consideration, the receipt whereof, I do hereby acknowledge, I do by these presents, Grant, Bargain, Sell, Convey and Confirm unto the said Allard Lumber Company, of Brattleboro, County of Windham and State of Vermont, its successors and assigns, the following described land in Groton, County of Caledonia and State of Vermont, described as follows, viz:

Being all the remainder of the lands conveyed by Waldo H. Heath and Lemira E. Heath to Bryce Thomas, previously deceased, and Miriam Thomas, husband and wife, by deed dated October 11, 1955 and recorded in Book 22 at Page 123 of the Groton, Vermont Land Records. Said parcel containing 90 acres +/- and being referred to as Tax Parcel No. TR041-009.1000.

This parcel is conveyed benefitted by and subject to easements of record and as established by use.

Being the so-called Heath Lot Parcel. Groton Tax Parcel #TR041-009.1000. 90 acres, more or less.

This property is conveyed subject to enrollment in the Vermont Current Use Program and Lien.

TO HAVE AND TO HOLD, the said premises, with all the privileges and appurtenances thereof, to the said Allard Lumber Company, and its successors and assigns forever, to its own use and behoof forever.

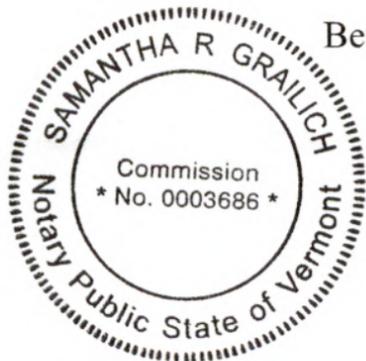
And I, the said, Stephen S. Ankuda, Administrator of the Estate of Miriam H. Thomas, do covenant with the said Allard Lumber Company, and its successors and assigns, that the said Miriam H. Thomas died seized of the granted premises, that I am duly authorized by the Court aforesaid, to convey the same to the said Allard Lumber Company, in manner and form aforesaid, that I have in all things observed the direction of the law, and the license aforesaid, in the sale aforesaid; that I will and my heirs, executors and administrators shall warrant and defend said premises against all persons claiming the same by, from or under the said Miriam H. Thomas (Deceased), or I, the said Administrator, but against no other person.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 26 day of February, 2022

By: [Signature]
Stephen S. Ankuda, Administrator of the Estate of Miriam H. Thomas

STATE OF VERMONT
WINDSOR COUNTY, SS.

At Springfield in said County, this 26 day of February, 2022 personally appeared Stephen S. Ankuda, Administrator of the Estate of Miriam H. Thomas, and he acknowledged this instrument by him sealed and subscribed to be his free act and deed and the free act and deed of the Estate of Miriam H. Thomas.



Before me,

[Signature]

Notary Public
My Commission Expires: 01/31/2023

\\server\company\paige\client\2021\thomas to allard lumber (heath lot)\080221 administrator's deed..doc

RECEIVED & RECORDED

On February 14, 2022
At 10:30 A.M.
Book 86 Page 179-180
Carrie Peters
TOWN CLERK GROTON, VT

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
- **ACKNOWLEDGMENT** -
Including certificates and, if required
Act 250 disclosure statement and tax paid
RETURN NO. 21-63
SIGNED Carrie Peters, CLERK
DATE: February 14, 2022

PARKER & ANKUDA, P.C.
ATTORNEYS AND
COUNSELORS AT LAW
P. O. BOX 519
SPRINGFIELD, VT. 05156