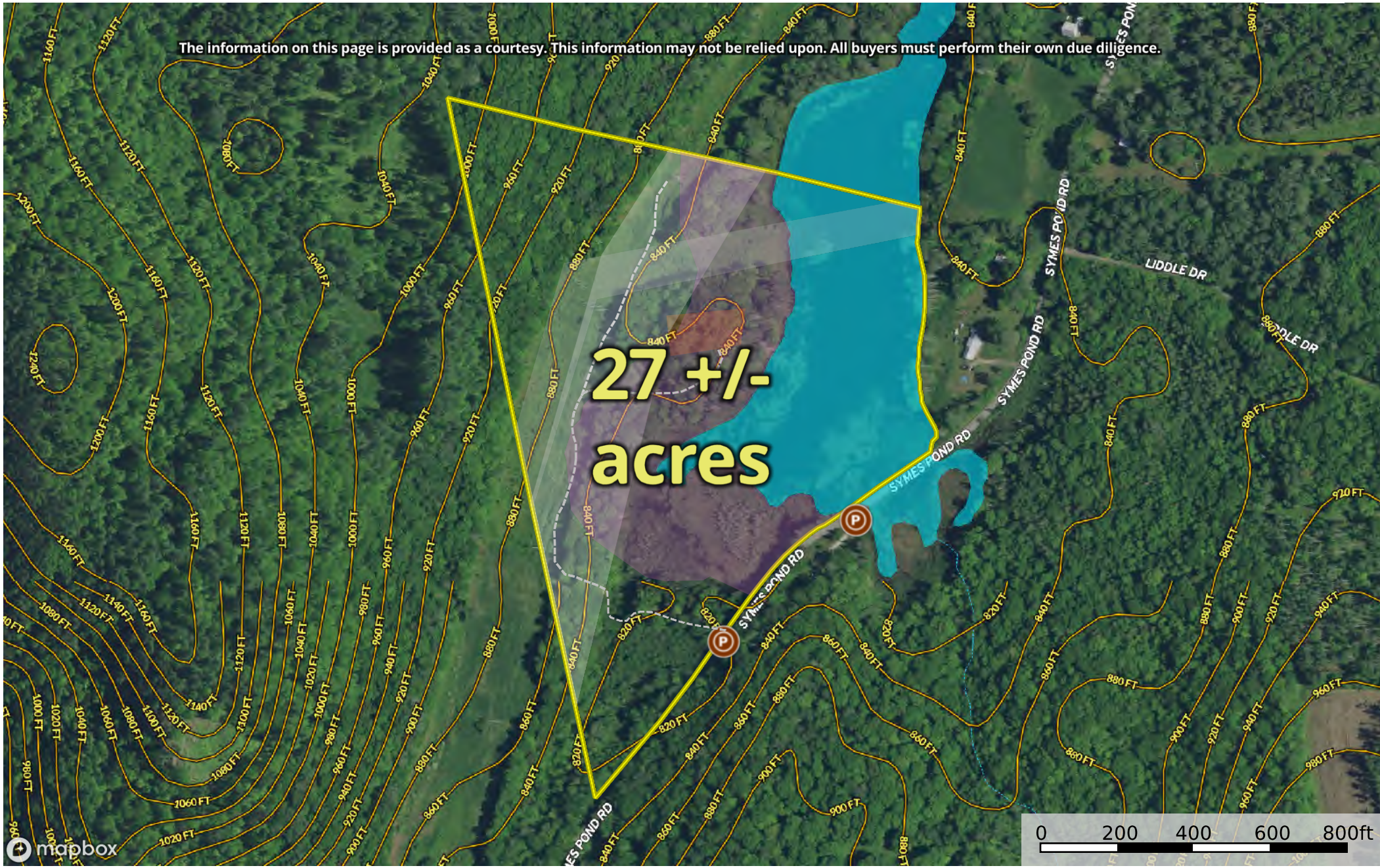


# Ryegate 27 +/- acres - Symes Pond Road

Caledonia County, Vermont, 27 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.

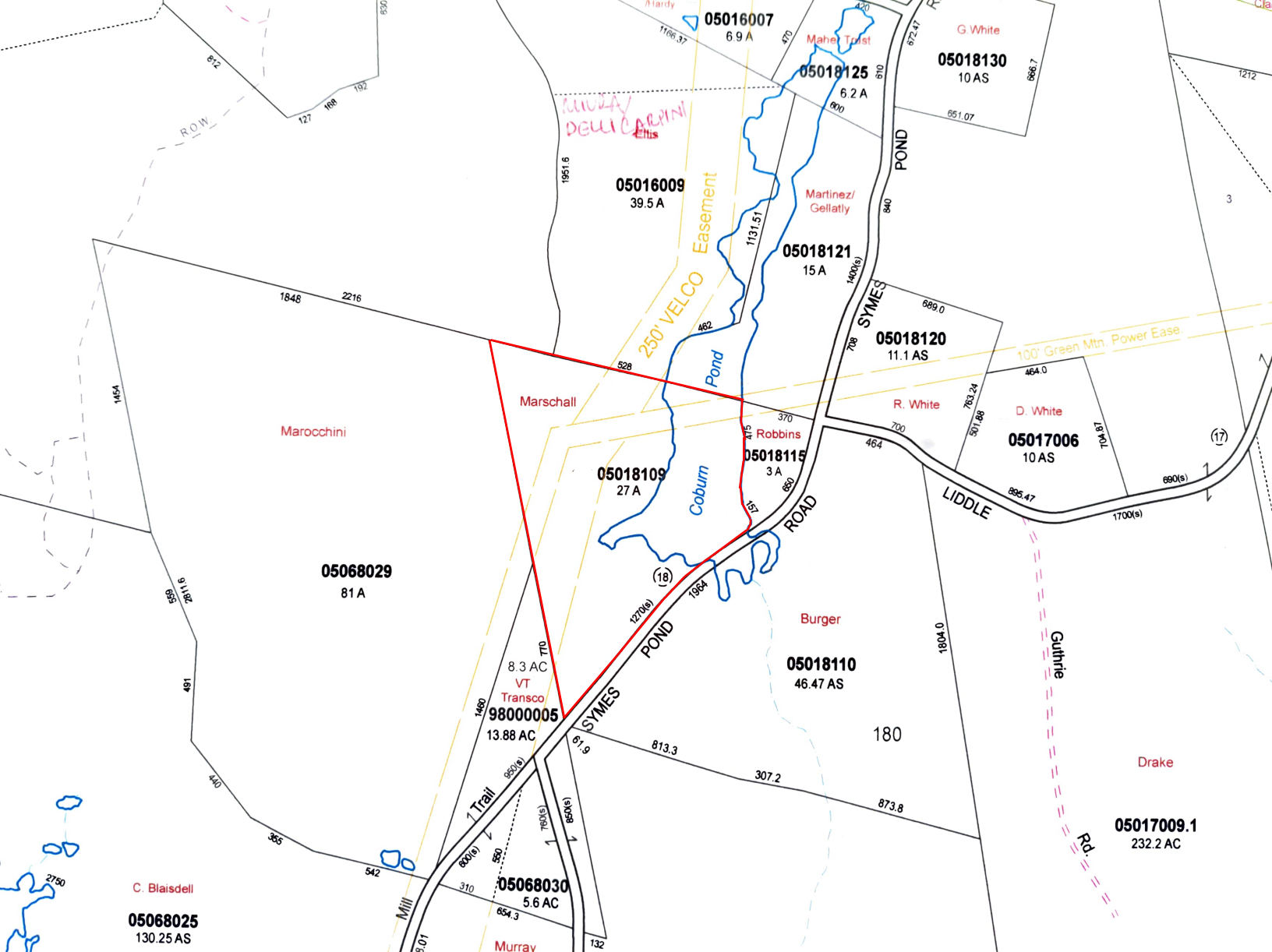


# 27 +/- acres

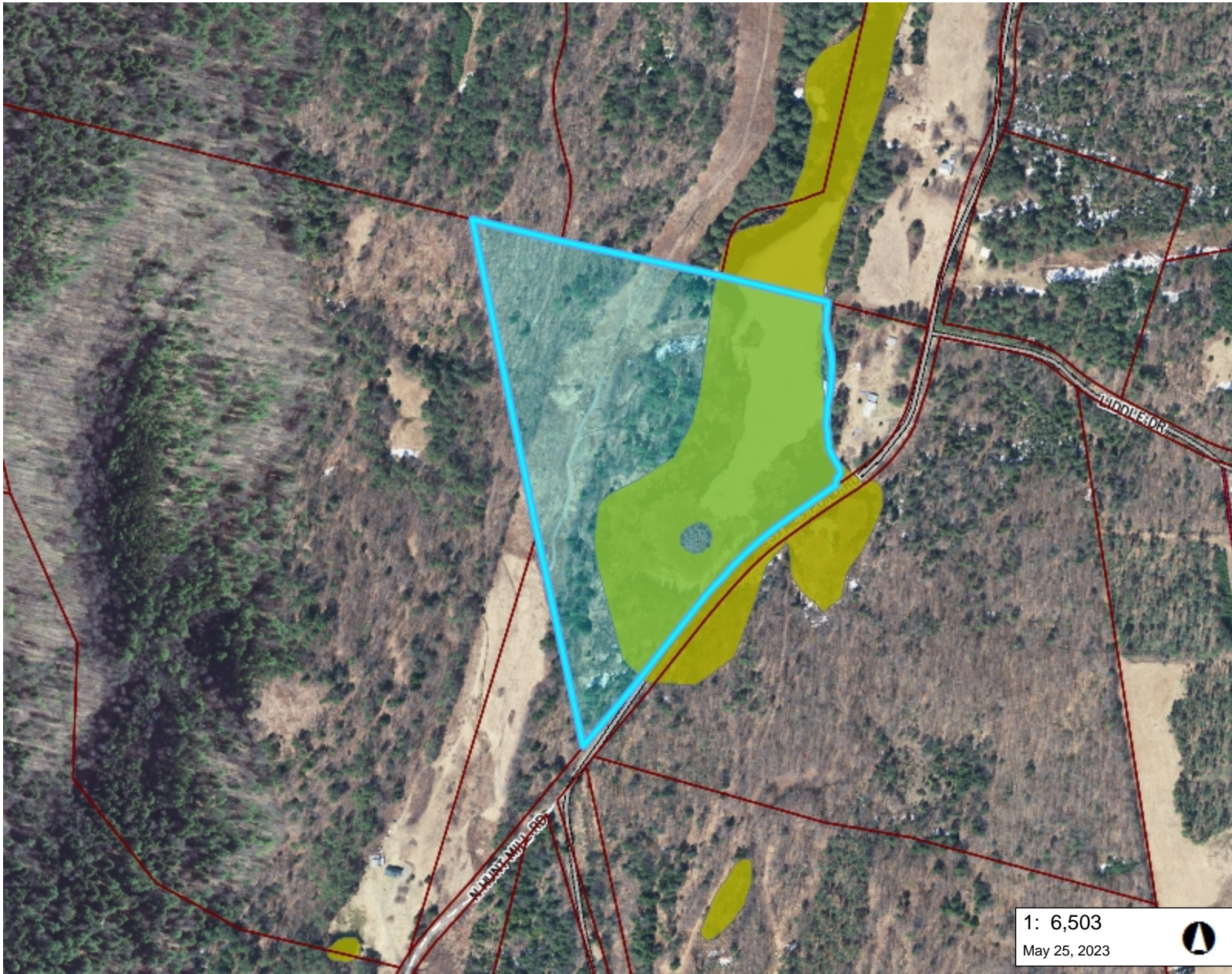
- Utility Pole
- Trail
- GMP Easement
- Shoreland Zoning
- VELCO Easement
- Treed Clearing
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

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









### LEGEND

- Wetland - VSWI**
  - Class 1 Wetland
  - Class 2 Wetland
  - Wetland Buffer
- Parcels (standardized)
- Roads**
  - Interstate
  - US Highway; 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)
  - State Forest Trail
  - National Forest Trail
  - Legal Trail
  - Private Road/Driveway
  - Proposed Roads
- Town Boundary

1: 6,503  
May 25, 2023

### NOTES

Map created using ANR's Natural Resources Atlas

330.0                      0                      165.00                      330.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere      1" = 542 Ft.      1cm = 65 Meters

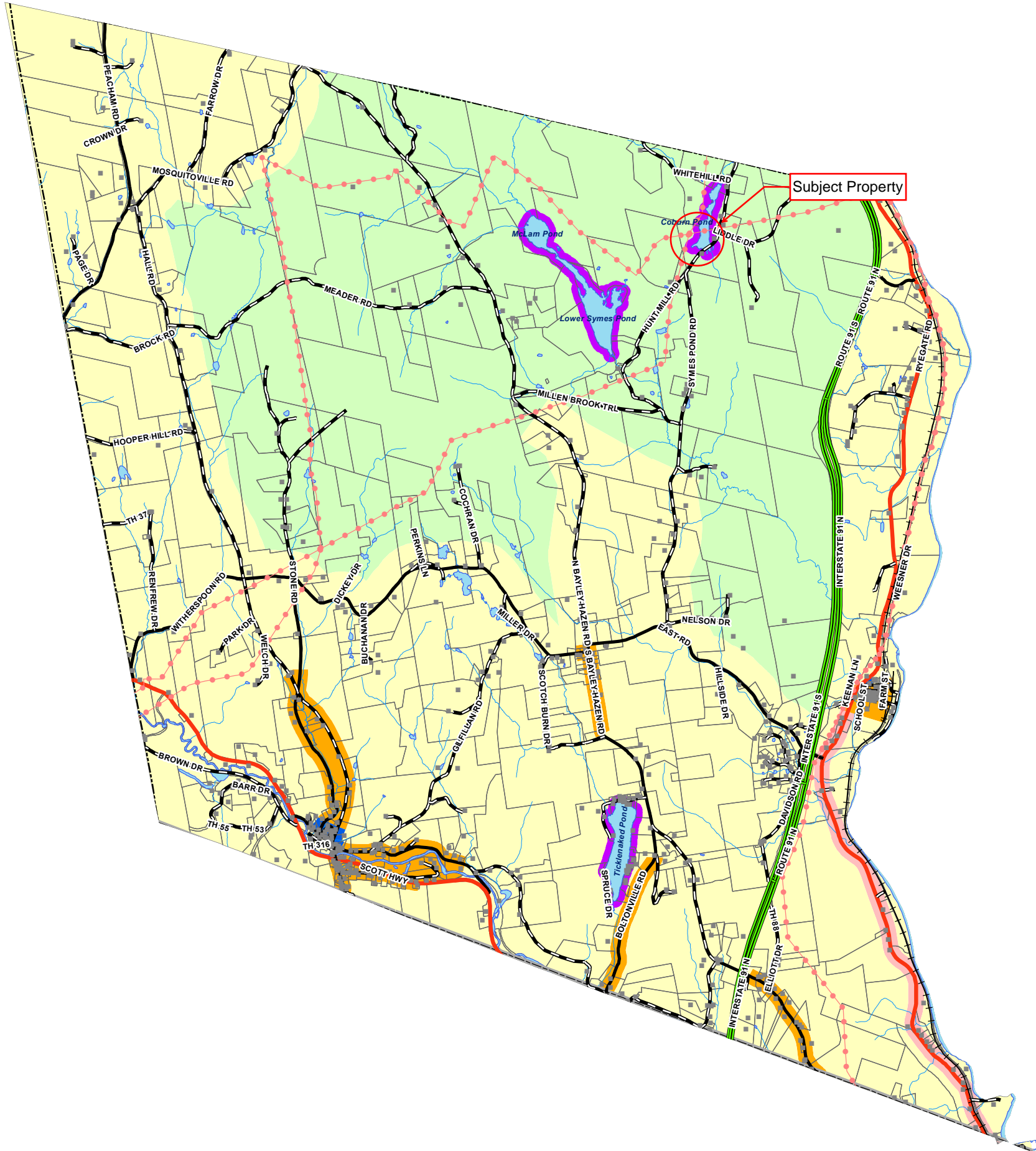
© Vermont Agency of Natural Resources      THIS MAP IS NOT TO BE USED FOR NAVIGATION

**DISCLAIMER:** This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



# Ryegate, VT Zoning District Map

08/22/2017

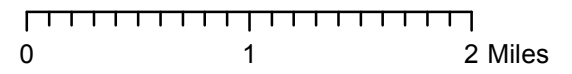


### Legend

- Buildings
- UTILITY\_ELTRN\_LINE
- TRANS\_RR\_LINE
- Interstate
- US & State Highway
- Paved Town Road
- Unpaved Town Road
- County Boundary
- Town Boundary
- Streams
- Lakes, Ponds & Rivers
- Parcel Boundaries

### Zoning Districts

- Commercial 1
- Commercial 2
- Low Density
- Medium Density Residential
- Rural Lands
- Shoreland



Warning- This Data is for planning purposes only and does not replace a survey and/or engineering study. Because this map is developed from various scale sources, there may be some discrepancies between data layers.



## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **MICHAEL J. BURNETT AND JULIE A. BURNETT**, of Barnet, in the County of Caledonia and State of Vermont, Grantors, in consideration of Ten and More Dollars and other good and valuable consideration paid to our full satisfaction by **MICHAEL A. MARSCHALL**, of Vernon, in the County of Tolland and State of Connecticut, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, **MICHAEL A. MARSCHALL**, and his heirs and assigns forever, a certain piece of land in Ryegate, in the County of Caledonia and State of Vermont, described as follows:

Being a parcel of land only, located off of Symes Pond Road, so-called, in the town of Ryegate, Vermont; and being all and the same lands and premises conveyed to Michael J. Burnett and Julie A. Burnett by Warranty Deed of Leslie Bryant and Charles H. Eldridge, dated October 8, 2003, and recorded in Book 69 at Page 418 of the Ryegate Land Records. The premises herein conveyed are more particularly described therein as follows:

"It being all and the same land and premises conveyed to the Grantors herein, the said Leslie Bryant and Charles H. Eldridge by their Quit-Claim Deed Dated February 10, 1988 and recorded in book 44 pages 198-200 of Ryegate Land Records and described therein as follows:

It being all and the same land and premises conveyed to William J. Cunningham, Reid N. Cunningham and Herbert F. Schulze, by Harriet P. Smith, by her Quit-Claim Deed dated February 8, 1982 and recorded in Book 37, Pages 128-130 of Ryegate Land Records and described therein as follows:

Being a part and parcel of the same land and premises designated as parcel #1 in a Warranty Deed dated October 24, 1966 and recorded in book 27, page 496 of the Ryegate land records from Calvin S. Bogie and Audrey L. Bogie, to Harriet P. Smith. Said premises have not been surveyed and contain by estimate twenty seven (27) acres, more or less.

Said parcel is bounded on the north by lands of Blaisdell and Ellis; on the east by Town Road #18 and Baker; on the west by Marocchini and VELCO (Vermont Electric Coop), and includes within its bounds portions of Coburn's Pond, so-called.

Jared Hall Cloutier, Attorney at Law  
 PO Box 369, 397 Railroad Street, Suite #3, St. Johnsbury, VT 05819  
 Phone: 802-715-1622      Email: [jhc@cloutierlawvt.com](mailto:jhc@cloutierlawvt.com)      Fax: 802-715-1623

Said premises are conveyed subject to and there is expressly saved, reserved, and excepted herefrom any and all power and telephone transmission lines and easements as heretofore conveyed to Green Mountain Power Corporation or other utilities.

There is also saved, excepted, and reserved herefrom those parcels previously conveyed out of Parcel #1 including a deed to Albert Lawrence, Jr. recorded in Book 31, Page 391 and to James Haney recorded in Book 33, Page 30, it being the intent of the deed to convey all the remains of Parcel #1.

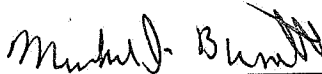
There is also included in this conveyance all rights of access appurtenant to the within conveyed premises, if any, including but not limited to any right or title to the so-called Trail or old highway leading from Town Road #18 to Lands of Charles L. Wilder."

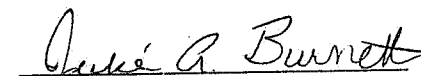
Reference is hereby made to the above described deeds and the records thereof, and their prior deeds and records, for a more particular description of the land and premises herein conveyed.

TO HAVE AND TO HOLD all the said granted premises, with all of the privileges and appurtenances thereof, to the said Grantee, **MICHAEL A. MARSCHALL**, his heirs and assigns, to his own use and behoof forever; and we, the said Grantors, **MICHAEL J. BURNETT AND JULIE A. BURNETT**, for ourselves and our heirs, executors, administrators and assigns do covenant with the said Grantee, **MICHAEL A. MARSCHALL**, and his 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 the manner aforesaid, that the premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid. We hereby engage to **WARRANT and DEFEND** the same against all lawful claims whatsoever, except as aforesaid.

Jared Hall Cloutier, Attorney at Law  
PO Box 369, 397 Railroad Street, Suite #3, St. Johnsbury, VT 05819  
Phone: 802-715-1622      Email: [jhc@cloutierlawvt.com](mailto:jhc@cloutierlawvt.com)      Fax: 802-715-1623


IN WITNESS WHEREOF, we hereunto set our hands and seals this 7<sup>th</sup> day of  
December, 2018.

  
MICHAEL J. BURNETT

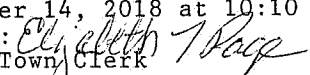
  
JULIE A. BURNETT

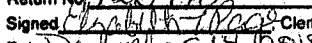
STATE OF VERMONT  
COUNTY OF CALEDONIA, ss;

At St. Johnsbury in said County and State this 7<sup>th</sup> day of December, 2018, personally  
appeared **MICHAEL J. BURNETT and JULIE A. BURNETT**, to me known to be the  
persons described herein, and they acknowledged the foregoing by them sealed and  
subscribed to be their free act and deed.

Before me,   
Notary Public  
My commission expires: 2/10/19

Jared Hall Cloutier, Attorney at Law  
PO Box 369, 397 Railroad Street, Suite #3, St. Johnsbury, VT 05819  
Phone: 802-715-1622      Email: [jhc@cloutierlawvt.com](mailto:jhc@cloutierlawvt.com)      Fax: 802-715-1623

Ryegate Town Clerk's Office  
Received for record  
December 14, 2018 at 10:10 A.M.  
Attest:   
Town Clerk

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
**-ACKNOWLEDGMENT-**  
RETURNS RECEIVED  
Return No. 120418  
Signed  Clerk  
Date December 14, 2018