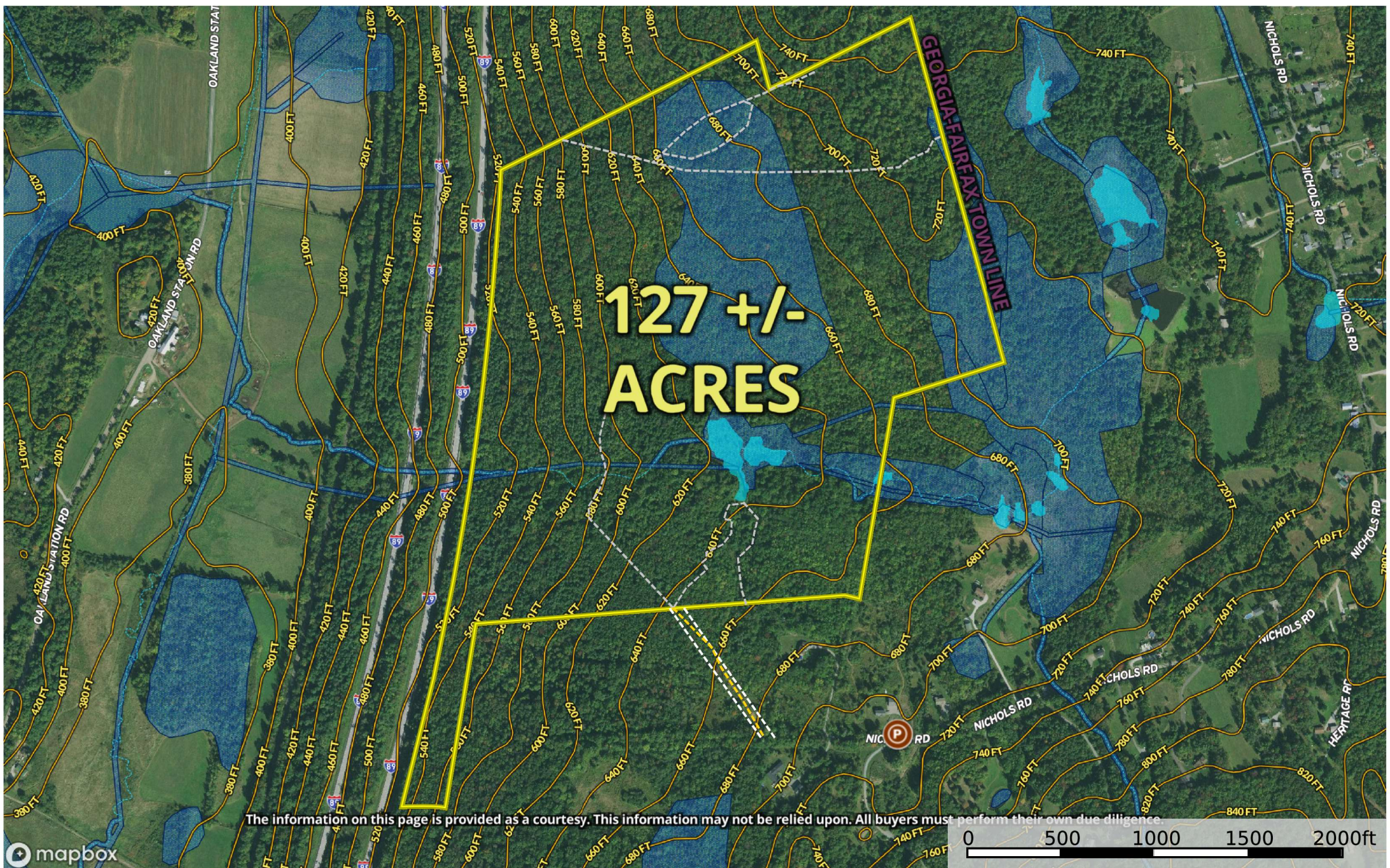


Georgia 127 acres - Goodrich Hill Road

Franklin County, Vermont, 127 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.

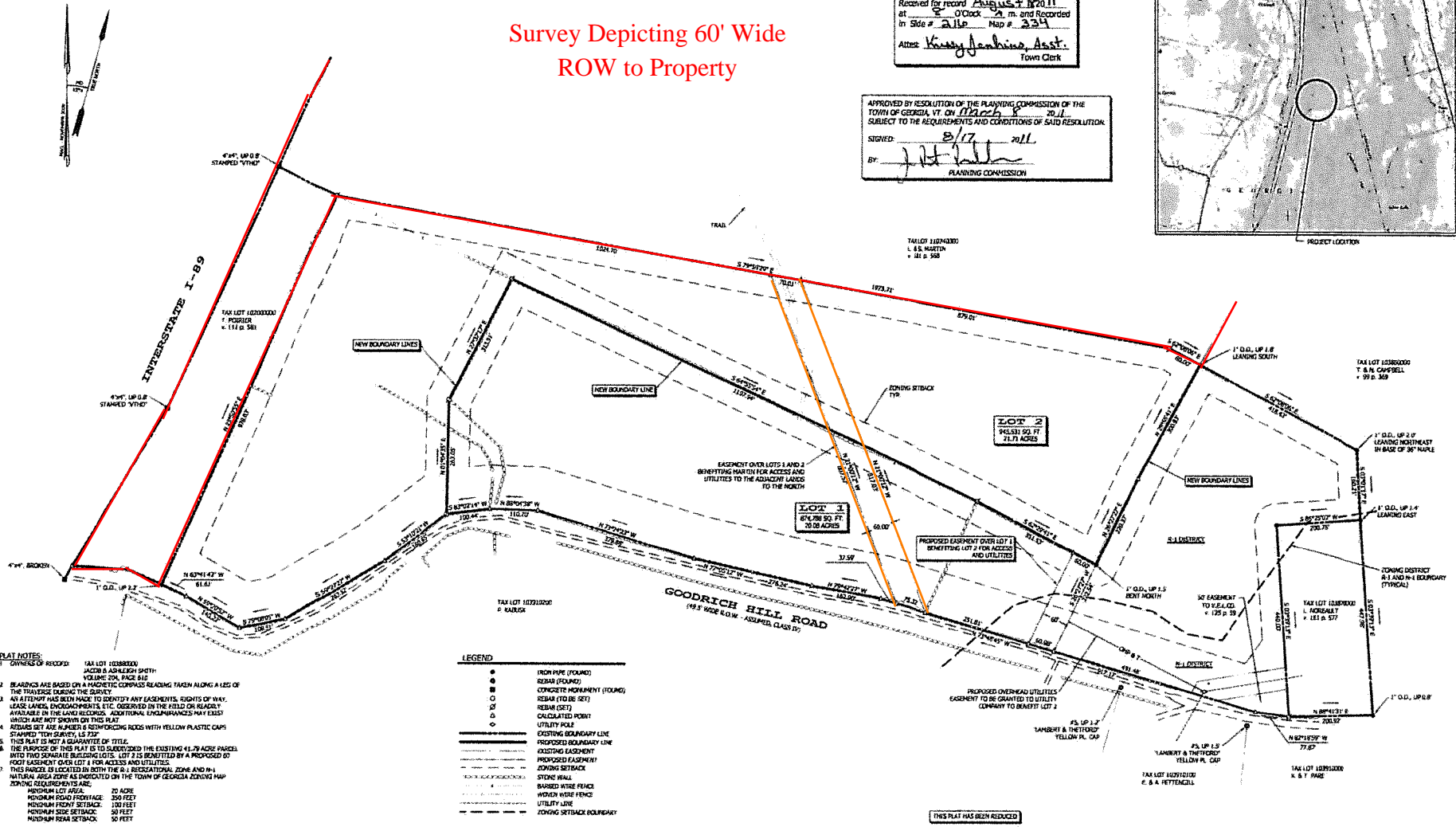
mapbox

Utility Pole	60' ROW Bound	Trails	Access Road / Trail	Boundary	Wetlands	Riparian	Stream, Intermittent	River/Creek	Water Body
--------------	---------------	--------	---------------------	----------	----------	----------	----------------------	-------------	------------

Survey Depicting 60' Wide ROW to Property

TOWN OF GEORGIA, VT
 Received for record August 4, 2011
 at 2:00 Clock P.M. and Recorded
 in Side # 211P Map # 224
 Attest: *Kessy Jenkins Asst.*
 Town Clerk

APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE
 TOWN OF GEORGIA, VT. ON March 8, 2011
 SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.
 SIGNED: *[Signature]* 8/17/2011
 BY: *[Signature]*
 PLANNING COMMISSION



- PLAT NOTES:**
1. CORNERS OF RECORD: TAX LOT 1028000 JACOB & ASHLEIGH SMITH VOLUNTARY PLAT PAGE 542
 2. BEARINGS ARE BASED ON A MAGNETIC COMPASS READING TAKEN ALONG A LEG OF THE TRANSVERSE DURING THE SURVEY
 3. AN ATTEMPT HAS BEEN MADE TO IDENTIFY ANY EASEMENTS, RIGHTS OF WAY, LEASES, LINDERS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY AVAILABLE ON THE LAND RECORDS. ADDITIONAL UNENFORCEABLE WAY GRANTS WHICH ARE NOT SHOWN ON THIS PLAT
 4. RECORD SET USE NUMBERS 1-8 IDENTIFYING RODS WITH YELLOW PLASTIC CAPS STAMPED "TOM SURVEY, LS 732"
 5. THIS PLAT IS NOT A GUARANTEE OF TITLE
 6. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING 141.70 ACRES PARCELS INTO TWO SEPARATE SUBSIDIARY LOTS. LOT 1 IS BENEFITED BY A PROPOSED 60' FOOT EASEMENT OVER LOT 2 FOR ACCESS AND UTILITIES.
 7. THIS PARCEL IS LOCATED IN BOTH THE R1 RECREATIONAL ZONE AND IN A NATURAL AREA AS DEFINED BY THE TOWN OF GEORGIA ZONING MAP. ZONING REQUIREMENTS ARE:
 MINIMUM LOT AREA: 70 ACRES
 MINIMUM ROAD FRONTAGE: 350 FEET
 MINIMUM FRONT SETBACK: 150 FEET
 MINIMUM SIDE SETBACK: 50 FEET
 MINIMUM REAR SETBACK: 50 FEET

- LEGEND**
- IRON PIPE (FOUND)
 - REBAR (FOUND)
 - CONCRETE FOUNDMENT (FOUND)
 - REBAR (TO BE SET)
 - REBAR (SET)
 - CALCULATED POINT
 - UTILITY POLE
 - EXISTING BOUNDARY LINE
 - - - PROPOSED BOUNDARY LINE
 - - - EXISTING EASEMENT
 - - - PROPOSED EASEMENT
 - - - ZONING SETBACK
 - - - STONE WALL
 - - - BARBED WIRE FENCE
 - - - WOODEN WIRE FENCE
 - - - UTILITY LINE
 - - - ZONING SETBACK BOUNDARY

- PLAT REFERENCES:**
1. "JACOB & ASHLEIGH SMITH, TAX LOT 1028000 AND LEO & SHONNE MARTIN, TAX LOT 1028000, GOODRICH HILL ROAD, GEORGIA, VERMONT, BOUNDARY LINE ADJUSTMENT & EASEMENT PLAT DATED 11-14-07 BY THIS OFFICE.
 2. "PROPERTY SURVEY, JOHN GRAY, TOWN ROAD IN GEORGIA, VT DATED JULY 30, 1975 BY PALMER COMPANY, LTD. NOT RECORDED. ON FILE AT VERMONT LAND SURVEYORS, 50 BURLINGTON, VT.
 3. "SUBDIVISION MAP, WILLIAM WARREN, 22 JANEETTA DRIVE, MILTON, VERMONT DRAFT LAST REVISED 12-28-89 BY BRIDGES LAND SURVEYING, INC. AND RECORDED IN MAP SLIDE 105 OF THE GEORGIA LAND RECORDS.
 4. "THEODORE B. & D. M. SURVEY FOR WILLIAM & SUSAN WHEELER, TOWN HIGHWAY 18, TOWN OF GEORGIA, FRANKLIN COUNTY, STATE OF VERMONT DATED NOVEMBER 20, 1997 BY LANSBET & THEYERLAND SURVEYING & ENGINEERING AND RECORDED IN MAP SLIDE 28 OF THE GEORGIA LAND RECORDS.

THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. FIELD MEASUREMENTS, INSTRUMENT RECORD INFORMATION AND PROBLEMS OBSERVED WERE USED IN THE CALCULATION AND DETERMINATION OF THE BOUNDARIES SHOWN ON THIS PLAT. ANY UNDISCOVERED PROBLEMS ARE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403

[Signature] *[Signature]*
 MARK A. DAY, L.S. VT #732 DATE 8/11



THIS PLAT HAS BEEN REDUCED



NO.	DATE	DESCRIPTION OF CHANGE	BY
1	8/11/11	ADD 6' ZONING DISTRICT BOUNDARY	MS
2	8/11/11	REVISION TO FIELD NOTES	MS
3	8/11/11	ACCEPTED BOUNDARY ADJUSTMENT AND EASEMENT	MS
4	8/11/11	PROPOSED	MS

JACOB & ASHLEIGH SMITH
 TAX LOT 1028000
 GOODRICH HILL ROAD
 GEORGIA, VERMONT
 2 LOT
 SUBDIVISION PLAT

DRAWN BY:	MS	CHECKED BY:	MS
SCALE:	1"=100'	FIELD BOOK:	OC
DATE:	8/11/11	DATE OF SURVEY:	8/11/11
JOB NUMBER:	903	SURVEY BY:	MOOSTER
DRAWING:	903SP1AT	SHEET:	1 of 1

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **THERESA POIRIER**, of Georgia, Vermont (the "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Grantors, by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto **LORIN K. LADD and ROBBIN L. LADD**, husband and wife, as tenants by the entirety, of Fairfield, Vermont, (the "Grantees"), and the Grantees' heirs and assigns forever certain land and premises located in the Town of Georgia, County of Franklin and State of Vermont, described as follows (the "Property"):

A parcel of land containing 4 acres, more or less, and bounded and described substantially as follows: On the north by land and premises of Mary Martin; on the east by land and premises of persons unknown at this time; on the south by Goodrich Hill Road; and on the west by the Interstate Highway leading northerly across Goodrich Hill Road to St. Albans and being and meaning a portion of the 30 acres of pasture land, more or less, in the Town of Georgia.

Being all and the same land and premises conveyed to Theresa M. Poirier by Warranty Deed of Linn J. Hazen dated January 22, 1998 and recorded in Book 111, Pages 581-582 of the Georgia Land Records.


Reference is made to the aforementioned deeds, and to the records thereof, and to the deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises with all privileges and appurtenances thereof, to the said Grantees, **LORIN K. LADD and ROBBIN L. LADD**, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and we, the said Grantor **THERESA POIRIER**, for myself and my heirs, executors and administrators do covenant with the said Grantees, **LORIN LADD and ROBBIN LADD**, and their 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 manner aforesaid, that they are free from every encumbrance, except for existing easements,

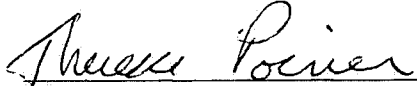
restrictions, and rights of way of record and as aforesaid; provided that this paragraph shall not
reinstate any such encumbrances previously extinguished by the Marketable Record Title Act,
Subchapter 7, Title 27, V.S.A.; and I hereby engage to warrant and defend the same against all
lawful claims whatever.

IN WITNESS WHEREOF, **THERESA POIRIER**, has executed this Warranty Deed on
this 22nd day of July, 2014.

IN THE PRESENCE OF



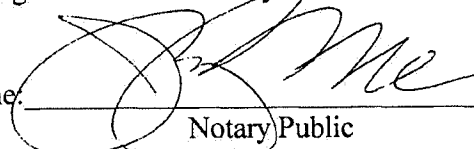
Witness



Theresa Poirier

STATE OF VERMONT
COUNTY OF FRANKLIN, SS.

At St. Albans, in said County and State, the 22nd day of July, 2014, personally
appeared Theresa Poirier, she acknowledged this instrument by her sealed and subscribed to be
her free act and deed.

Before me: 

Notary Public
My Commission Expires: 2/10/2015

RECEIVED & RECORDED
Jul 24, 2014 12:00P
DOCUMENT TYPE: WARRANTY
DOCUMENT NUMBER: 00091941
LAURIE K. BROE, TOWN CLERK
GEORGIA, VT

VERMONT PROPERTY TRANSFER TAX FORM
32 V.S.A CHAP 231
-ACKNOWLEDGEMENT-
RETURN REC'D TAX PAID-BOARD OF HEALTH CERT. REC'D
VT. LAND USE & DEVELOPMENT LANDS ACT CERT.REC'D.
RETURN NO. GA-2014-80
LAURIE K. BROE, TOWN CLERK GEORGIA, VT
RECEIVED Jul 24, 2014 12:00P

KISSANE ASSOCIATES
ATTORNEYS AT LAW
TWO NORTH MAIN ST.
SUITE 3
ST. ALBANS, VERMONT
05478-1665

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **LEO P. MARTIN** and **SIMONNE C. MARTIN**, of Georgia, in the County of Franklin, State of Vermont, **Trustees of the LEO P. MARTIN and SIMONNE C. MARTIN JOINT REVOCABLE TRUST**, under a Trust Agreement (the "Agreement") dated June 28, 2006, (the "Grantors"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Grantors, by these presents do freely, GIVE, GRANT, CONVEY and CONFIRM unto the said Grantees, **LORIN K. LADD and ROBBIN L. LADD**, husband and wife as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Georgia, County of Franklin, and State of Vermont, described as follows, viz:

Being a parcel of land, consisting of 123 acres, more or less, situated northerly of Goodrich Hill Road and easterly of Interstate I-89 and being the remaining lands of Leo and Simonne Martin situated easterly of Interstate I-89 which was conveyed to them by Warranty Deed of Mary Louise Martin dated October 1, 1975, and recorded in Book 37, Page 36 of the Town of Georgia Land Records. Said parcel is bounded on the north by lands now or formerly of Brown, on the east by lands now or formerly of Campbell and Bousquet, on the south by lands now or formerly of Poirier and Smith, and on the west by Interstate I-89.

Also being a portion of the lands conveyed to Leo P. Martin and Simonne Martin, as Trustees of the Leo P. Martin and Simonne Martin Revocable Trust (a/k/a the Leo P. Martin and Simonne C. Martin Joint Revocable Trust), by deed dated June 28, 2006, and recorded in Book 181, Pages 588-589 of the Georgia Land Records.

Excepting a triangular shaped parcel consisting of 12 acres, more or less, conveyed to Jacob and Ashleigh Smith as shown on a plan by TDH Surveying & Design, PLC, and entitled "Jacob & Ashleigh Smith Tax Lot 103880000 and Leo & Simonne Martin Tax Lot 110740300, Goodrich Hill Road, Georgia, Vermont Boundary Line Adjustment & Subdivision Plat" dated November 18, 2009, recorded at Map Slide ____ of said Land Records.

Also included is a right of way 60 feet in width, for the exclusive use of the Grantees, and their heirs and assigns, for ingress and egress to and from the Goodrich Hill Road, so-called, and for electric, cable and other utility service to the lands herein conveyed. Maintenance regarding this right of way shall be the sole responsibility of the Grantee. Said 60' wide right-of-way was conveyed to Leo P. Martin and Simonne Martin as Trustees of the Leo P. Martin and Simonne Martin Revocable Trust by Easement Deed of Jacob and Ashleigh Smith dated February 12, 2010, and recorded in Book 216, Page 608 of the Georgia Land

RECEIVED & RECORDED
Jul 24, 2014 12:00P
DOCUMENT TYPE: WARRANTY
DOCUMENT NUMBER: 00091944
LAURIE K. BROE, TOWN CLERK
GEORGIA, VT

KISSANE ASSOCIATES
ATTORNEYS AT LAW
TWO NORTH MAIN ST.
SUITE 3
ST. ALBANS, VERMONT
05478-1665

Records, a portion of which right of way was retained by the Grantors in their deed to Jacob and Ashleigh Smith dated February 12, 2010, and recorded in Book 216, Page 611 of the Georgia Land Records.

Notice of permit requirements.

In order to comply with applicable state Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable Rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.

Included herein are lands and premises described in a Quit Claim Deed from the Trustees of the Diocese of Vermont, dated December 15, 2009, and recorded in Book 234, Page 275 of said Land Records.

Grantors reserve the right of Leo Martin to enter upon the land occasionally for hunting purposes, including the right to use an ATV for mobility purposes. Grantees shall be notified a week in advance of any such proposed entry. This right shall be to Leo Martin only and shall not be extended, conveyed or assigned to any other persons; it shall terminate upon the decease of Leo Martin, or upon sale of the property by the Grantees, if such sale occurs sooner; the filing of a deed in the Land Records shall conclusively terminate this right in respect to the property conveyed. If a dwelling, camp or camper, temporary or permanent, is ever located upon the property, there shall be a no hunting zone with a radius of 1,000 feet around any such installation. Leo Martin will cause no damage to or at the property, will enter at his own risk, and will hold the Grantee harmless from any claim, loss or damage related to entry on the property, and will indemnify the Grantee for the same. This right of Leo Martin is not binding upon any mortgagee of the property, and all rights of Leo Martin will terminate automatically if any mortgagee ever takes ownership or possession of the property by any means, whether or not Leo Martin has received notice of any legal proceeding or deed to take ownership or possession.

Reference is hereby made to the above mentioned deeds, the records thereof and the references therein contained, all in further aid of this description.


TO HAVE AND TO HOLD said granted premises with all privileges and appurtenances thereof, to the said Grantees, **LORIN K. LADD and ROBBIN L. LADD**, husband and wife as tenants by the entirety, and their heirs, successors and assigns, to their own use and behoof forever; and we, the said Grantors **LEO P. MARTIN and SIMONNE C. MARTIN**, as Trustees of the **LEO P. MARTIN and SIMONNE C. MARTIN JOINT**

VERMONT PROPERTY TRANSFER TAX FORM
32 V.S.A. CHAP. 231
--ACKNOWLEDGEMENT--
RETURN REC'D TAX PAID-BOARD OF HEALTH CERT. REC'D
VT. LAND USE & DEVELOPMENT LANDS ACT CERT. REC'D.
RETURN NO. SA-2014-51
LAURIE K. BROEY, TOWN CLERK GEORGIA, VT
RECEIVED JUL 24, 2014 12:00P

REVOCABLE TRUST, for ourselves and our heirs, executors and administrators do covenant with the said Grantees, **LORIN K. LADD and ROBBIN L. LADD**, and their heirs, successors and assigns, that until the ensembling 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 for existing easements, restrictions, and rights of way of record and as aforesaid; provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, V.S.A.; and we hereby engage to warrant and defend the same against all lawful claims whatever.

IN WITNESS WHEREOF, **LEO P. MARTIN and SIMONNE C. MARTIN**, as Trustees of the **LEO P. MARTIN and SIMONNE C. MARTIN JOINT REVOCABLE TRUST**, have executed this Deed on this 22nd day of July, 2014.

IN THE PRESENCE OF


As to BOTH

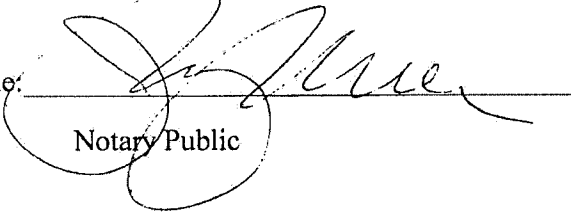
LEO P. MARTIN and SIMONNE C. MARTIN JOINT REVOCABLE TRUST

By: Leo Martin Trust
Leo P. Martin, Trustee

By: Simonne Martin T.R.
Simonne Martin, Trustee

STATE OF VERMONT
COUNTY OF FRANKLIN, SS.

At St. Albans, in said County and State, the 22nd day of July, 2014, personally appeared, Leo P. Martin and Simonne Martin, Trustees of the Leo P. Martin and Simonne c. Martin Revocable Joint Trust, they acknowledged this instrument by them, to be subscribed to be their free act and deed and the free act and deed of the Leo P. Martin and Simonne C. Martin Joint Revocable Trust.

Before me: 
Notary Public