

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.

716.8 +/-  
Total Acres

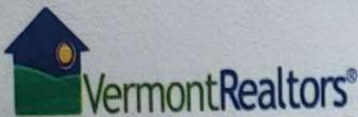
3203 MIDDLE ROAD  
414.2 +/-  
Acres

1450 MIDDLE ROAD  
302.6 +/-  
Acres

0 1000 2000 3000 4000ft

- House
- Barn
- Portion of VAST Trail
- Farm Road
- R - 2 Zoning
- Con - 25 Zoning
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body





**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT  
AND/OR LEAD-BASED PAINT HAZARDS**  
*Required Federal Lead Warning Statement*

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

***Seller's Disclosure***  
***(initial applicable sections)***

1. Presence of lead-based paint and/or lead-based paint hazards:

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

------------------

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the Seller:

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

a. Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

------------------

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

***Purchaser's Acknowledgment***  
***(initial applicable sections)***

3. Purchaser has received copies of all information listed above.

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

4. Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Seller's Initials

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Purchaser's Initials

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5. Purchaser has:

a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

b. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

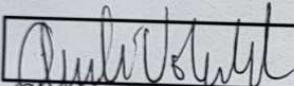
**Agent's Acknowledgment  
(initial)**




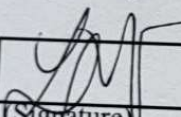
Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.


**Certification of Accuracy**

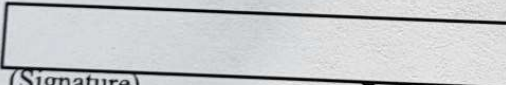
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information respectively provided by each of them is true and accurate.

Seller:  9-28-22  
(Signature) Date

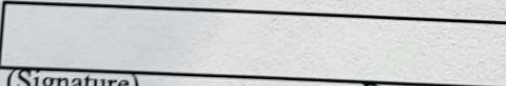
Purchaser:   
(Signature) Date


Seller:  9.28.22  
(Signature) Date

Purchaser:   
(Signature) Date

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date

# VERMONT MOBILE HOME UNIFORM BILL OF SALE

\*Bill of Sale received by sellers  
for the mobile home located at  
1450 Middle Road\*

Vermont law, 9 V.S.A. §2602, requires that this Mobile Home Uniform Bill of Sale be signed by each Buyer and Seller, endorsed by the Town Clerk of the Town where the Mobile Home is located at the time of sale, and filed by Buyer with the Town Clerk of the Town where the Mobile Home will be located after the sale. A financing statement evidencing a security interest in the Mobile Home must be filed with the Secretary of State.

## Seller(s) or Transferor(s) ("Seller"):

Name(s): Beverly W. Rutter, survivor of Jonathan R. Rutter

Street: 1599 Bull Run Road

Town/State/ZIP: Roxbury, VT 05669

County: Washington

Address of Second Seller if different from first: n/a

Name(s):

Street:

Town/State/ZIP:

County:

Mailing Address (if different): same as above

Street:

Town/State/ZIP:

## Buyer(s) or Transferee(s) ("Buyer"):

Name(s): Blissful Dairy, LLC

Street: 1450 Middle Road

Town/State/ZIP: Bridport, VT 05734

County: Addison

Address of Second Buyer if different from first: n/a

Name(s):

Street:

Town/State/ZIP:

County:

Mailing Address (if different): same as above

Street:

Town/State/ZIP:

## If more than one Buyer, Buyers take title as:

☐ Joint tenants (co-owners with right of survivorship).

☐ Tenants by the entirety (joint tenancy of persons who are married).

☐ Tenants in common (individual interests without right of survivorship).

☐

## Mobile Home Being Sold or Transferred ("Mobile Home") Specifications:

Make: Model: Year: 1968

Serial Number:

Size: 14' x 26' single wide Color: White

## Current Location:

Street: 1450 Middle Road

Town/State/ZIP: Bridport, VT 05734

County: Addison

## Location of Mobile Home Following Sale (check one):

☒ Mobile Home will remain at current location.

☐ Mobile Home will be relocated to the following address (within municipality or different municipality):

Street:

Town/State/ZIP:

County:

## Owner of Real Property (land/lot) on which Mobile Home is Currently Located:

Name: Beverly W. Rutter

Street: 1599 Bull Run Road

Town/State/ZIP: Roxbury, VT 05669

County: Washington

Mailing Address (if different): same as above

Street: .....

Town/State/ZIP: .....

**Owner of Real Property (land/lot) on which Mobile Home will be Located:**

Name: Blissful Dairy, LLC

Street: 1450 Middle Road

Town/State/ZIP: Bridport, VT 05734 County: Addison

Mailing Address (if different): same as above

Street: .....

Town/State/ZIP: .....

**[ ] Sale is a Retail Installment Transaction**

This sale constitutes a "retail installment transaction" as defined in 9 V.S.A. § 2351(4) and is subject to 9 V.S.A. Chapter 59 (motor vehicle and mobile home retail installment sales financing).

**KNOWN DEFICIENCIES IN "AS IS" SALES**

In the case of an "as is" sale, the Seller is aware of the following deficiencies and defects of the Mobile Home:

None

**KNOWN LIENS**

The Seller is aware of the following liens on the Mobile Home:

None

**[ ] BY CHECKING THIS BOX SELLER OR TRANSFEROR HEREBY CERTIFIES THAT A COMPLETED COPY OF THIS FORM WAS PROVIDED TO THE OWNER OF THE REAL PROPERTY WHERE THE MOBILE HOME IS LOCATED 21 DAYS PRIOR TO TRANSFER.**

For good and valuable consideration of Ten and no/100 dollars (\$ 10.00), the receipt and sufficiency of which is acknowledged, Seller hereby grants, sells, and transfers to the Buyer the Mobile Home identified in this Bill of Sale, and Seller covenants with Buyer that Seller is the lawful owner of the Mobile Home, that it is free from all encumbrances, that Seller has good right to sell the Mobile Home, and that Seller will warrant and defend the same against the lawful claims and demands of all persons.

Seller Signature: Beverly W. Rutter Date: 5-13-11

Witness Signature: Michael Rutter Date: 5-13-11

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Witness Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**TOWN CLERK ENDORSEMENT**

**TO BE COMPLETED BY TOWN CLERK WHERE MOBILE HOME IS CURRENTLY LOCATED PRIOR TO EXECUTION BY THE BUYER AND SELLER**

I hereby acknowledge that:

☒ all property taxes due and payable on the mobile home, but not the real property on which the mobile home is located if separately owned, have been paid in full as of the most recent assessment, or if the town collects taxes in installments pursuant to 32 V.S.A. § 4872, as of the most recent installment; or

[ ] in the case of removal of a mobile home from the municipality, or of a sale, trade, or transfer that will result in the removal of the mobile home from the municipality, all property taxes assessed with regard to the mobile home, but not the mobile home site, have been paid.

Town Clerk Signature: Valerie Bourgeois Date: May 17, 2011

Town/City of: Bridport

Released: Date 5-17-11 Time 9:00 AM Received: Date 5-17-11 Time 9:00 AM

Clerk: Valerie Bourgeois Clerk: Valerie Bourgeois

VERMONT WARRANTY DEED

Deed for 3203 Middle Road  
farmstead

KNOW ALL PERSONS BY THESE PRESENTS;

That I, **James Russell Cary** of the City of Homer, State of Alaska, Grantor, in the consideration of one dollar and other valuable consideration paid to my full satisfaction by **Blissful Dairy LLC**, a Vermont Limited Liability Company with principal place of business in the Town of Bridport, County of Addison and State of Vermont, Grantee, by these presents do freely **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said **Blissful Dairy LLC**, Grantee, and its successors and assigns forever a certain piece of land in the Town of Bridport, in the County of Addison and State of Vermont described as follows, viz;

Being all and the same lands and premises described in a Quit Claim Deed from Debra J. Cary to James Russell Cary, dated August 2, 2016, and about to be recorded in the Town of Bridport Land Records and the conveyed lands are more particularly described therein as follows:

Being all and the same lands and premises described in a Warranty Deed from John W. Norris III and Debra J. Norris, to James Russell Cary and Debra J. Cary, as husband and wife, dated May 22, 2007, and of record in the Town of Bridport Land Records in Book 69 at Page 410, and the conveyed lands are more particularly described therein as follows:

Being all and the same lands and premises described in a Quit Claim Deed from John W. Norris III to John W. Norris III and Debra J. Norris, dated July 23, 2003, and of record in the Town of Bridport Land Records in Book 58 at Page 310. This conveyance includes the two dwellings (one being a so-called 28 foot by 60 foot 1990 Mobile Home with Serial Number 90-0538, Make: Astro, Model: Briarwood), barns and other farm buildings and structures, fixtures and other improvements now on the conveyed lands. The conveyed lands are more particularly described as follows:

Northerly Contiguous Lands: Contiguous lands containing 170.5 acres, more or less, described and bounded as follows:

Southerly by the Middle Road (also known as Bridport Town Highway No. 26); then

Westerly, Northerly and Westerly by lands believed to be now or formerly of Andrew R. Manning; then

Northerly by lands believed to be now or formerly of the Ernest C. Huestis Estate; then

00256055.docx:3

ACKNOWLEDGMENT  
RETURNED TO  
JAMES R. CARY  
2016 AUG 22  
12:51 PM

RECORDED  
2016 AUG 22  
12:51 PM  
TOWN CLERK'S OFFICE

Easterly, by lands believed to be now or formerly of Robert C., David F., William L. and Marjorie C. Huestis and then by lands believed to be now or formerly of Arthur W. and Joan R. Huestis.

Southerly Contiguous Lands: Contiguous lands containing 243.5 acres, more or less, described and bounded as follows:

Northerly, by the Middle Road, then Easterly, Northerly and Westerly by lands believed to be now or formerly of Stephen John Norris, and then Northerly by the Middle Road; then

Easterly by lands believed to be now or formerly of Arthur W. and Joan R. Huestis; then

Southerly and Westerly as follows: Southerly by lands believed to be now or formerly of Arthur W. and Joan R. Huestis, then Southerly, Westerly and Southerly by lands believed to be now or formerly of Ronald L. and Lisa N. Huestis, then Westerly and Southerly by lands believed to be now or formerly of Andre and Laurie Desautels, and then Westerly by lands believed to be now or formerly of Christopher and Deborah N. Goodrich.

Located within a northeasterly portion of said Southerly Contiguous Lands is a 10-plus acre separate lot portion of the conveyed lands upon which lot is located the above-described Mobile Home dwelling. Concerning such 10-plus acre separate lot, reference is made to a Letter dated April 16, 2007, from Attorney Anthony R. Duprey to Mr. Raymond Dean of the State of Vermont relative to Town of Bridport Permit No. 92-3 and to Raymond Dean's Letter dated April 19, 2007, back to Attorney Anthony R. Duprey, which are intended to be recorded in the Town of Bridport Land Records prior to or with this Deed.

Also conveyed, but by Quit Claim Only, is all right, title and interest ownership, if any, of the Grantors in and to the lands (1) that lie southerly of the southerly boundary of said Northerly Contiguous Lands to the adjacent center line of the so-called right of way of the Middle Road and (2) that lie northerly of the northerly boundary along the Middle Road of said Southerly Contiguous Lands to the adjacent center line of the so-called right of way of the Middle Road.

The conveyed lands and premises, including the below described Agricultural Easement, are conveyed:

1. Subject to any presently valid so-called power line and/ or communication line easement/right of way now of record in the Town of Bridport Land Records.
2. Subject to any presently valid so-called public highway right in and to the Middle Road of the Town of Bridport.



3. Subject to the usual provisions to the extent of their enrollment in the so-called land use value appraisal program(s) of the State of Vermont under Chapter 124 of Title 32 of the Vermont Statutes Annotated. Grantors certify the enrolled property is in compliance and good standing with the provisions thereof (with no so-called land use change taxes owed thereon and with no obligation to repay benefits paid in error since no benefits have been paid in error).

4. Subject to the provisions (including but not limited to: the conservation easement, restrictions and obligations described therein, which easement and restrictions are binding upon all successors in interest in the Protected Property in perpetuity) of a Grant of Development Rights, Conservation Restrictions, Right of First Refusal and Contingent Right of the United States of America given by the Estate of Robert W. Norris by John W. Norris III, as its Executor, to the Vermont Land Trust, Inc., the Vermont Agency of Agriculture, Food and Markets (formerly known as the Vermont Department of Agriculture, Food and Markets) and the Vermont Housing and Conservation Board, dated June 7, 2002, and of record in the Town of Bridport Land Records in Book 54 at Page 281; as amended by a First Amendment to Grant of Development Rights, Conservation Restrictions, Right of First Refusal and Contingent Right of the United States instrument between John W. Norris III and Debra J. Norris AND the Vermont Land Trust, Inc., the Vermont Agency of Agriculture, Food and Markets, and the Vermont Housing and Conservation Board, executed prior hereto and respectively dated May 18, 21, 22, 2007, and intended to be recorded prior to or with this Deed in the Town of Bridport Land Records *[and subsequently recorded in Book 69 at page 394 of the Town of Bridport Land Records]*. The Grantors certify the conveyed lands and premises are in compliance and good standing with the provisions of said Grant instrument as amended.

Also conveyed is the Agricultural Easement described in a Grant of Agricultural Easement from Stephen John Norris and Jessica Norris to John W. Norris III and Debra J. Norris, executed prior hereto and dated May 21, 2007, and intended to be recorded prior to or with this Deed in the Town of Bridport Land Records *[and subsequently recorded in Book 69 at page 398 of the Town of Bridport Land Records]*. This Agricultural Easement is located upon an Agriculture Easement Area containing 7.12 acres, more or less, of which 6.82 acres, more or less, are outside of the presumed location of the so-called right of way of the Middle Road. The Agricultural Easement Area is shown on a survey plat entitled "SURVEY PLAT of lands belonging to STEPHEN JOHN NORRIS Deed Reference: Book 55 Page 281 MIDDLE ROAD, TOWN OF BRIDPORT, ADDISON COUNTY, VERMONT" by South Mountain Surveying & Mapping, P.C., Donald A. Johnston, Surveyor, dated May 16, 2007, intended to be recorded in the Town of Bridport Land Map Records prior to or with the recording of this instrument in the Town of Bridport Land Records.

In aid hereof reference is also made to a Boundary Line Agreement between John W. Norris, III, and Debra J. Norris AND Stephen John Norris and Jessica Norris,



dated May 21, 2007, and intended to be recorded prior to or with this Deed in the Town of Bridport Land Records.

Reference is hereby made to said deeds, Grant of Development Rights, Grant of Agricultural Easement, survey plat, and their records and to all prior deeds and their records for a further and more complete description of the lands and premises herein conveyed

Reference is also made of the Order of the U.S. Bankruptcy for the District of Vermont, in the matter of *In re: James R. Cary*, Case No. 12-11009-cab, authorizing the sale of the aforementioned real property, and related assets, [ECF #129] docketed July 22, 2016, as to be recorded in the Town of Bridport Land Records.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **Blissful Dairy, LLC** and to its successors and assigns, to its own use and behoof forever; and I the said Grantor, **James Russell Cary** of the City of Homer, State of Alaska for myself and my heirs, executors and administrators, do covenant with the said Grantee, **Blissful Dairy, LLC** 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 manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**, except as stated herein; and do hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever; except as stated herein.

IN WITNESS WHEREOF, I hereunto set my hand this 3<sup>rd</sup> day of August, 2016.

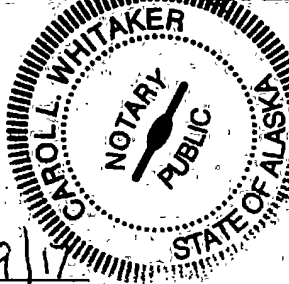
IN THE PRESENCE OF:

Carol L Whitaker  
Witness as to JRC

James Russell Cary 8/3/16  
James Russell Cary

STATE OF ALASKA  
MUNICIPALITY OF HOMER

On this 3<sup>rd</sup> day of August in the year 2016, before me, the undersigned notary public, personally appeared: James Russell Cary known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.



Carol L Whitaker  
Signature of Person Taking  
Acknowledgment  
Title or Rank Notary Public  
Serial Number, if any

My Commission Expires: 8/19/17

00256055.docx:3

BRIDPORT TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD

Day of August AD 2016  
9 o'clock — minutes A M and  
Recorded in Bridport Records, Book — Page —  
Attest Valerie Bowe Town Clerk

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

-ACKNOWLEDGMENT-  
RETURNS RECEIVED

Return No. 16-33 A  
Signed Valerie Bowe  
Date Aug 9 2016

**KNOW ALL PERSONS BY THESE PRESENTS:**

That **Blissful Dairy, LLC**, a Corporation with a principal place of business City/Town of **Bridport** County of **Addison** and State of **Vermont**, (hereinafter, whether singular or plural, called the **GRANTOR**), in consideration of One Dollar paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby gives, grants, bargains, sells and conveys unto **GREEN MOUNTAIN POWER CORPORATION**, a Vermont corporation with a principal place of business situated in Colchester Vermont, and **Shoreham Telephone LLC**, a Delaware Limited Liability Company (hereinafter, regardless of the number of **GRANTEES**, called the **GRANTEES**) and to its/their successors and assigns, the exclusive and perpetual right and easement to erect, place, construct, reconstruct, bury, operate, repair, maintain, replace, patrol and remove overhead cables, wires, lines, conduits, poles, guys, anchors, braces, above and below ground equipment, fixtures and appurtenances (hereinafter, called the facilities or a facility) for the transmission and/or distribution of electricity and for telecommunications use and transmission and transmission of intelligence (including but not limited to data, information, video and voice), any of which facilities may be erected at different times and at such voltages and capacities as **GRANTEES** may from time to time determine, under, upon, over or across lands of **GRANTOR** in the Town of, **Bridport** in the County of **Addison**, and State of **Vermont**, hereinafter referred to as the "Easement Area" and described as follows:

**An overhead line commencing at GMP Pole 58, and extending southeasterly to GMP Pole 58-1, thence extending southwesterly to GMP pole 58-2.**

The exact location of the facility or facilities is to be selected by the **GRANTEES** after their final surveys have been completed within the above-described location. Said Easement Area shall be ten (10) feet on each side of the centerline of installed conduits for underground facilities, twelve and one-half (12 ½) feet on each side from the outermost conductors for overhead facilities, and an additional six (6) feet from the outer perimeter of all underground and above ground facilities. Notwithstanding any limitations on the rights herein conveyed, the **GRANTEES**, their successors and assigns, may place, maintain and replace anchors, guy wires, and braces up to twenty five (25) feet from any facility as needed for support.

Together with the perpetual right and easement from time to time without further payment therefore, to renew, replace, add to, remove, and otherwise change the facilities and each and every part thereof, and the locations thereof within said Easement Area, and to access said Easement Area to and from the adjoining lands of **GRANTOR** for all of the purposes set out herein, to provide for the continued operation, maintenance and replacement of said facilities.

Included in this grant is the continuing right of the **GRANTEES** within the Easement Area to cut down, trim and to remove and keep cleared such trees, underbrush, and vegetation, or parts thereof growing within or overhanging such Easement Area as in the judgment of **GRANTEES** may interfere with or endanger the efficient operation and use of said facilities, and to remove all structures which are now found, or which may be subsequently placed on or within such Easement Area in violation of the rights and privileges of **GRANTEES** hereunder, together, also, with the permanent right to enter on adjacent lands of **GRANTOR** to cut or trim and remove such trees growing outside the limits of the Easement Area which may, in the opinion of **GRANTEES**, interfere with or be likely to interfere with, the successful operation of the facilities now or hereafter to be constructed on said Easement Area (danger trees).

The **GRANTOR**, for **GRANTOR** and **GRANTOR'S** successors and assigns, does hereby covenant that none of them will erect or permit any building or any other structures or trees or bushes to be erected or placed within the Easement Area, or change the grade, fill or excavate within said Easement Area which,

Page 1 of 3

**BRIDPORT TOWN CLERK'S OFFICE**  
**RECEIVED FOR RECORD**  
 This 20 Day of August AD 2021  
 At 10 o'clock 00 minutes 11 M and  
 Recorded in Bridport Records, Book 97 Page 454  
 Attest [Signature] Town Clerk



in the judgment of the GRANTEES, its successors and assigns, might interfere with the proper operation and maintenance of said facilities. By way of illustration, but not of limitation, the following uses are specifically forbidden: swimming pools, ponds, tennis courts, septic tanks, leach fields/mound systems, any building or other structure, unregistered vehicle parking, or storage of any materials or equipment.

Title to the foregoing Easement Area and GRANTOR's premises was acquired by deed to the within GRANTOR from Vermont Agricultural Credit Cooperation dated May 13, 2011, and recorded in Book 78 at Page 360 of the City/Town of Bridport Land Records. GRANTOR's premises, including the Easement Area, are commonly known and referred to as: 3203 Middle Road, Bridport, Vermont.

It is agreed that facilities shall remain the property of the GRANTEES, its/their successors and assigns, and that the GRANTEES, its/their successors and assigns, shall pay all taxes assessed thereon.

GRANTEES shall have the right to assign to others, in whole or in part, any or all of the rights, privileges and easements hereinbefore set forth.

TO HAVE AND TO HOLD the above granted easements and rights, with all the privileges and appurtenances thereunto belonging, unto and to the use of the said GRANTEES, its/their successors and assigns, forever.

And the GRANTOR hereby for said GRANTOR and its successors and assigns, covenants with the GRANTEES, its/their successors and assigns, that the GRANTOR is lawfully seized in fee simple of the granted premises, and that the GRANTOR has good right and title to sell and convey the same as aforesaid, that they are free from any claims of, or encumbrances by, third parties, including without limitation, any claim or encumbrance created by an offer of dedication to a municipality for a roadway(s) and will WARRANT and defend the same to the GRANTEES, its/their successors and assigns, forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF the aforementioned GRANTOR has hereunto set its/his/her/their hand and seal and further, to the extent GRANTOR is an entity, the signatory hereto executes this instrument on behalf of said entity and as its duly authorized agent this 2 day of July, 2021.

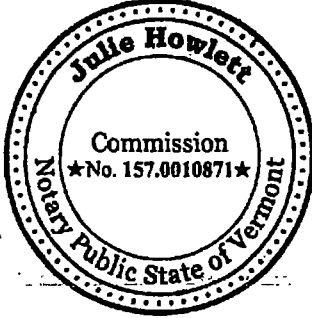
IN THE PRESENCE OF:

Kathleen King  
witness to 1<sup>st</sup> Grantor

BY: Andre Vorsteveld L.S.  
Andre Vorsteveld

454  
STATE OF Vermont  
COUNTY OF Addison

BE IT REMEMBERED, that on the 2 day of July, 2021.  
personally appeared **Andre Vorsteveld** signer and sealer of the foregoing written instrument and  
acknowledged the same to be his free act and deed, and the free act and Deed of Blissful Diary, LLC.



Before me,

Julie Howlett

Notary Public

---

SPACE BELOW THIS LINE FOR RECORD ENTRY PURPOSES ONLY AND NOT A PART OF  
ABOVE CONVEYANCE

\_\_\_\_\_, Clerk's Office

L38, P58-58-2

Received for Record

\_\_\_\_\_, 20\_\_

Project Number: 178653

at \_\_\_\_ o'clock \_\_\_\_ minutes \_\_\_\_ M. and

recorded in Book \_\_\_\_ Page \_\_\_\_ of Land

Records.

Attest: \_\_\_\_\_, Clerk



## WARRANTY DEED

**KNOW ALL PERSONS BY THESE PRESENTS** that BEVERLY W. RUTTER (also known as Beverly Wilson Rutter), survivor of Jonathan R. Rutter (also known as Johnathan Rogers Rutter), of Bridport, in the County of Addison, and State of Vermont, Grantor, in consideration of Ten or More Dollars paid to my full satisfaction by BLISSFUL DAIRY, LLC, a Vermont Limited Liability Company, with a place of business in Bridport, County of Addison, and State of Vermont, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, BLISSFUL DAIRY, LLC, and its successors and assigns forever, certain lands and premises in the Town of Bridport, County of Addison, and State of Vermont, described as follows, viz:

PARCEL I:

Being all and the same lands and premises as were conveyed to Jonathan R. Rutter (now deceased) and Beverly W. Rutter by Warranty Deed of Clifford J. Huestis and Rebecca H. Huestis dated April 15, 1985 and recorded in the Bridport Land Records in Book 28 at Page 408, and being more particularly described therein as follows:

"Being two parcels of land together containing 215 acres, more or less, together with barns, dwelling house and all other improvements now thereon, located on the Middle Road so-called (also known as Bridport Town Highway No. 27) and being more particularly described as follows:

Parcel A is:

Bounded southerly by the Middle Road;

Bounded easterly by lands now or formerly of Stephen Cooke;

Bounded northerly in part by said Cooke lands and in part by lands now or formerly of Robert and Linda Waterman; and

Bounded northerly in part and westerly by land this day being conveyed by the herein Grantors to E. Rogers Rutter and Mary Owen Rutter and which dividing line between the hereby conveyed parcel and said E. Rogers and Mary Owen Rutter land is more particularly described as follows:

Beginning at a point in the northerly edge of the right of way of the Middle Road, said point is located 550 feet, more or less, easterly of the southeasterly corner of land now or formerly of Jeff and Joan Spaulding and is located 380 feet, more or less, westerly of the southwesterly corner of the dwelling house located on the hereby conveyed parcel, said point is or is to be marked by an iron pin located in or near the northerly edge of the right of way of the Middle Road witnessing said point;

Thence proceeding in a straight line in a northerly direction at an approximate right angle to the aforesaid adjacent portion of the right of way of the Middle Road for 1000 feet, more or less, to a point, said point is or is to be marked by an iron pin witnessing said point;

Thence turning to the right and proceeding in a straight line in an easterly direction at an approximate right angle to the last described course and in a line that is approximately parallel to the portion of the right of way of the Middle Road located southerly of said line, for 400 feet to a point, said point is or is to be marked by an iron pin witnessing said point which point is located in a fence line; and

Thence turning to the left and proceeding in a straight line in a northerly direction at an approximate right angle to the last described course for 1,145 feet, more or less, to a point in the southerly line of said Waterman lands, said point is or is to be marked by an iron pin located in or near the southerly line of said Waterman lands witnessing said point; this last course follows along the aforesaid fence line.

Parcel B is:

Bounded northerly by the Middle Road;

Bounded easterly in part by lands now or formerly of Hazel Huestis and in part by lands now or formerly of Arthur W. and Joan R. Huestis;

Bounded southerly and westerly by lands of said Arthur and Joan Huestis; and

Bounded southwesterly by lands now or formerly of Robert and Rita Myrick.

The hereby conveyed lands are a PORTION of the lands and premises conveyed to Clifford J. Huestis and Rebecca H. Huestis in the following two Deeds: by Warranty Deed from Richard Lewis Roscorla dated August 31, 1964, and by Warranty Deed from William R. Grace and Helen E. Grace, dated February 8, 1968, both respectively of record in the Town of Bridport Land Records in Book 22 at Pages 214-215 and at Pages 458-459. Included in the hereby conveyed lands are all and the same lands and premises conveyed to Clifford J. Huestis and Rebecca H. Huestis by Warranty Deed of Richard A. Jackson and Tanya M. Jackson, dated September 22, 1961, and of record in the Town of Bridport Land Records in Book 22 at Page 76.



The hereby conveyed lands are conveyed (a) subject to so-called water line, power line and/or communication line easements of record in the Town of Bridport Land Records that affect them, (b) subject to the Town of Bridport Zoning Regulations and Subdivision Regulations, (c) subject to a lien in favor of the State of Vermont for a so-called land use change tax obligation under Title 32 Vermont Statutes Annotated Chapter 124 - - (the Application Form from Clifford J. Huestis and Rebecca H. Huestis evidencing said lien and obligation is of record in the Town of Bridport Land Records in Book 28 at Page 248), and (d) subject to an easement for purposes of ingress and egress (access) solely for agricultural purposes given in an Easement Deed from Clifford J. Huestis and Rebecca H. Huestis to Arthur W. Huestis and Joan R. Huestis, dated April 10, 1985, and of record in the Town of Bridport Land Records in Book 28 at Pages 402-403.

...”

SUBJECT TO the terms and conditions of a Grant of Easement Fish and Wildlife Service from Jonathan R. Rutter and Beverly W. Rutter to the United States of America, acting by and through the Farmers Home Administration, Department of Agriculture, for the primary benefit of the National Wildlife Refuge System, dated February 2, 1996 and recorded in the Bridport Land Records in Book 42 at Page 368.

SUBJECT TO the terms and conditions of a Grant of Development Rights, Conservation Restrictions, and Option to Purchase from Jonathan R. Rutter and Beverly W. Rutter to the Vermont Land Trust, Inc., the Vermont Agency of Agriculture, Food and Markets, the Vermont Housing and Conservation Board, and the United States of America, dated November 20, 2009 and recorded in the Bridport Land Records in Book 75 at Page 384.

The lands conveyed herein are conveyed subject to the terms and conditions of any enrollment thereof in and to any so-called Vermont land use value appraisal program under 32 V.S.A. Chapter 124.

Subject to all utility rights of way of record, provided that encumbrances otherwise extinguished by the operation of law, including the Vermont Marketable Record Title Act as found in 27 V.S.A. Section 601, et seq., are not hereby revived.

PARCEL II:

Being all and the same lands and premises as were conveyed to Johnathan Rogers Rutter (now deceased) and Beverly Wilson Rutter by Warranty Deed of Mary Owen Rutter, survivor of E. Rogers Rutter, dated March 31, 2003 and recorded in the Bridport Land Records in Book 57 at Page 296, and being more particularly described therein as follows:

“Being all the same lands and premises conveyed to E. Rogers Rutter (now deceased) and Mary Owen Rutter by Warranty Deed of Clifford J. Huestis and Rebecca H. Huestis dated

June 9, 1997 [sic-April 15, 1985] and recorded in the Land Records of the Town of Bridport in Book 28, Pages 419-420 and therein described as follows:

'Being a parcel of land containing 50 acres, more or less, together with barn and any other improvements now thereon, located on the northerly side of the Middle Road so-called (also known as Bridport Town Highway No. 27) and being more particularly described as follows:

Bounded northerly by lands now or formerly of Robert and Linda Waterman, formerly of one Colburn;

Bounded westerly in part by lands now or formerly of Violet Nadeau, and in part by lands now or formerly of Jeff and Joan Spaulding;

Bounded southerly in part by said Spaulding lands and in part by the Middle Road;

Bounded southerly in part and easterly by land this day being conveyed by the herein Grantors to Jonathan R. and Beverly W. Rutter and which dividing line between the hereby conveyed parcel and said Jonathan R. and Beverly W. Rutter land is more particularly described as follows:

Beginning at a point in the northerly edge of the right of way of the Middle Road, said point is located 550 feet, more or less, easterly of the southeasterly corner of said Spaulding lands and is located 380 feet, more or less, westerly of the southwesterly corner of the dwelling house on said Jonathan R. and Beverly W. Rutter land, said point is or is to be marked by an iron pin located in or near the northerly edge of the right of way of the Middle Road witnessing said point;

Thence proceeding in a straight line in a northerly direction at an approximate right angle to the aforesaid adjacent portion of the right of way of the Middle Road for 1000 feet, more or less, to a point, said point is or is to be marked by an iron pin witnessing said point;

Thence turning to the right and proceeding in a straight line in an easterly direction at an approximate right angle to the last described course and in a line that is approximately parallel to the portion of the right of way of the Middle Road located southerly of said line, for 400 feet to a point, said point is or is to be marked by an iron pin witnessing said point which point is located in a fence line; and

Thence turning to the left and proceeding in a straight line in a northerly direction at an approximate right angle to the last described course for 1,145 feet, more or less, to a point in the southerly line of said Waterman lands, said point is or is to be marked by an iron pin located in or near the southerly line of said Waterman lands witnessing said point; this last course follows along the aforesaid fence line.

The hereby conveyed parcel is a PORTION of the lands and premises conveyed to Clifford J. Huestis and Rebecca H. Huestis in the following two Deeds: by Warranty Deed from Richard Lewis Roscorla, dated August 31, 1964 and by Warranty Deed from William R. Grace and Helen E. Grace, dated February 8, 1968, both respectively of record in the Town of Bridport Land Records in Book 22 at Pages 214-215 and at Pages 458-459.

The hereby conveyed parcel is conveyed (a) subject to so-called water line, power line and/or communication line easements of record in the Town of Bridport Land Records that affect it, (b) subject to the Town of Bridport Zoning Regulations and Subdivision Regulations and (c) subject to a lien in favor of the State of Vermont for a so-called land use change tax obligation under Title 32 Vermont Statutes Annotated Chapter 124. The Application Form from Clifford J. Huestis and Rebecca H. Huestis evidencing said lien and obligation is of record in the Town of Bridport Land Records in Book 28 at Page 248.'

The herein conveyed parcel is conveyed (1) subject to a power line, telephone line easement conveyed from E. Rogers Rutter and Mary Owen Rutter to Central Vermont Public Service Corporation and Continental Telephone Company of Vermont, Inc. by easement deed dated June 9, 1987 and recorded in the Town of Bridport Land Records in Book 31 at Page 94, . . . , (3) subject to the terms and conditions of any enrollment of the lands and the Vermont Land use appraisal program under 32 V.S.A. Chapter 124.

. . .”.

Mary Owen Rutter died on May 9, 2010.

The lands conveyed herein are conveyed subject to the terms and conditions of any enrollment thereof in and to any so-called Vermont land use value appraisal program under 32 V.S.A. Chapter 124.

Subject to all utility rights of way of record, provided that encumbrances otherwise extinguished by the operation of law, including the Vermont Marketable Record Title Act as found in 27 V.S.A. Section 601, et seq., are not hereby revived.

### PARCEL III:

Being all and the same lands and premises as were conveyed to Jonathan R. Rutter (now deceased) and Beverly W. Rutter by Warranty Deed of Timur Farms, Inc., dated February 25, 2009 and recorded in the Bridport Land Records in Book 73 at Page 443, and being more particularly described therein as follows:

“Being a PORTION of the lands and premises described in and conveyed by a Warranty Deed to TIMUR FARMS, INC. from Robert L. Myrick, Sr. and Rita E. Myrick, dated August 8,



1991, and of record in the Town of Bridport Land Records in Book 36 at Pages 112-114; said hereby conveyed PORTION is therein described as follows:

'PARCEL 2: Being a parcel of land containing 99 acres, more or less, that is more particularly described and bounded as follows:

Northerly by the so-called Middle Road;

Easterly in part by lands now or formerly of Jonathan and Beverly Rutter and in part by lands now or formerly of Arthur W. and Joan R. Huestis;

Southerly in part by lands now or formerly of Ronald and Carol Gile and in part by lands now or formerly of Richard G. and Renette L. Schmitt;

and Westerly by the aforementioned piece of land containing 84.2 acres, more or less, retained and excepted by Robert L. Myrick, Sr. and Rita E. Myrick, and which common boundary between said retained lands and this hereby conveyed parcel consists of the following three (3) courses:

1. beginning at a point in the southerly edge of the right of way of the Middle Road that is witnessed by an iron pin set in the ground in or near the southerly edge of the right of way of the Middle Road, which iron pin is located 268.1 feet, more or less, easterly of a point in the southerly edge of the right of way of the Middle Road that marks a northeasterly corner of land now or formerly of the Proctor Bank and a northwesterly corner of said retained lands of Robert L. Myrick, Sr. and Rita E. Myrick; and Thence proceeding South 13°21'25" West a distance of 1040.06 feet, more or less, to a point marked by an iron pin set in the ground;
2. Thence proceeding South 44°34'45" East a distance of 415.03 feet, more or less, to a point marked by an iron pin set in the ground; and
3. Thence proceeding South 03°32'03" West a distance of 889.48 feet, more or less, to a point in a northerly line of land now or formerly of Richard G. and Renette L. Schmitt, said point is witnessed by an iron pin set in the ground in or near said Schmitt's northerly line.

'This parcel of land is a PORTION of the lands and premises described in and conveyed by a Warranty Deed from Richard G. Schmitt and Renette L. Schmitt to the herein Grantors as Robert Myrick and Rita Myrick, dated January 3, 1983, and of record in the Town of Bridport Land Records in Book 27 at Pages 140-141.'

In aid of this description, reference is made TO a Boundary Line Agreement Deed between Robert and Rita Myrick AND Arthur W. and Joan R. Huestis, dated May 31, 1991, and of record in the Town of Bridport Land Records in Book 36 at Pages 1-2 and TO 'SHEET 2 OF 2' of a survey map entitled 'PROPERTY OF MYRICK TO BE CONVEYED TO TIMUR

FARMS, INC. TOWN OF BRIDPORT, VERMONT', dated July 6, 1991, by Richard J. Ziobron, and of record as Map No. 65 (at least originally in Map Book 1) in the Town of Bridport Land Map Records. On said survey map the acreage of the hereby conveyed parcel of land is given as 98.4 acres, more or less.

The hereby conveyed lands and premises are conveyed subject to any presently valid so-called power line and/or communication line easement/right of way, including improvements associated therewith, that affects them.

The hereby conveyed lands and premises are conveyed subject to all right, title and interest therein of the Town of Bridport in and to and associated with any public highway that affects them."

SUBJECT TO terms and conditions of a Grant of Development Rights, Conservation Restrictions, and Option to Purchase from Jonathan R. Rutter and Beverly W. Rutter to the Vermont Land Trust, Inc., the Vermont Agency of Agriculture, Food and Markets, the Vermont Housing and Conservation Board, and the United States of America, dated November 20, 2009 and recorded in the Bridport Land Records in Book 75 at Page 403.

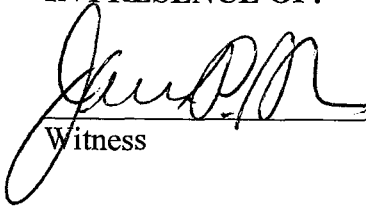
The lands conveyed herein are conveyed subject to the terms and conditions of any enrollment thereof in and to any so-called Vermont land use value appraisal program under 32 V.S.A. Chapter 124.

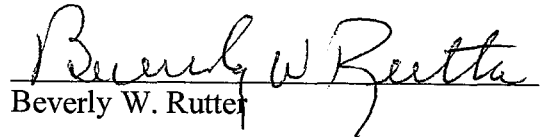
Subject to all utility rights of way of record, provided that encumbrances otherwise extinguished by the operation of law, including the Vermont Marketable Record Title Act as found in 27 V.S.A. Section 601, et seq., are not hereby revived.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, BLISSFUL DAIRY, LLC, and its successors and assigns, to their own use and behoof forever; and I, the said Grantor, BEVERLY W. RUTTER, for myself and my heirs and assigns, do covenant with the said Grantee, BLISSFUL DAIRY, LLC, and its successors and assigns, that until the ensealing of these presents, I am 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 I do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13th day of May, 2011.


IN PRESENCE OF:

  
Witness

  
Beverly W. Rutter

STATE OF VERMONT  
COUNTY OF ADDISON, SS.

At Middlebury, in said County and State, on this 13th day of May, 2011, personally appeared Beverly W. Rutter, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me,   
Notary Public  
My Commission Expires: 2/10/15

BRIDPORT TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD

This 17 Day of May AD 2011  
At 9 o'clock — minutes A M and  
Recorded in Bridport Records, Book 78 Page 348  
Attest Valerie Bougeois Town Clerk

Vermont Property Transfer Tax  
32 V.S.A. Chap

-ACKNOWLEDGEMENT-

Return Rec'd.—Tax Paid

Return No. 11-21  
Signed Valerie Bougeois Clerk  
Date 5-17-2011