

Fill out the certificate, file a copy with the Town Clerk, and mail original to
Vt. Agency of Transportation, Planning Division before February 10, 1991.

▶ IF NO CHANGES IN MILEAGE, OMIT PART I, CHECK BOX IN PART II, AND SIGN PART III. ◀

PART I

DISTRICT 4

We, the Selectmen/Trustees/Aldermen of Hartford, Windsor County
on an oath state that the mileage of highways, according to Title 19, V. S. A., Sec. * 305,
added 1985, is as follows:

	TOWN HIGHWAYS				STATE HIGHWAYS	TOTAL EXCLUDING CLASS 4
	CLASS 1	CLASS 2	CLASS 3	CLASS 4		
PREVIOUS MILEAGE AS SHOWN FEBRUARY 10, 1990	1.714	18.665	106.860	9.300	45.525	172.764
MILEAGE ADDED SINCE FEBRUARY 10, 1990 EXPLAIN UNDER (1) BELOW			.780	.040		0.780
SUB TOTAL	1.714	18.665	107.640	9.340	45.525	173.544
MILEAGE SUBTRACTED SINCE FEBRUARY 10, 1990 EXPLAIN UNDER (2) AND (3)			0.090 0.150 <u>0.240</u>	0.010		0.240
TOTAL HIGHWAY MILEAGE FEB. 10, 1991	1.714	18.665	107.400	9.330	45.525	173.304
SCENIC HIGHWAY MILEAGE (19 VSA 2502)						

DURING THE PAST YEAR THE FOLLOWING CHANGES HAVE OCCURRED.

(1) NEW HIGHWAYS: We hereby certify that the following new highways, as substantiated by the attached
Selectmen's Certificate of Completion have been added.

Orizzonto Road relocation (see map 81B)	0.070	-0.072--
Sunrise Valley (add to Cross Street) and Sunrise Circle & Lane	0.400	-0.405--
Woodlawn Drive ALL CLASS 3	0.310	-0.345--

(2) DISCONTINUED: We hereby certify that the following highways have been discontinued according to statute
and are substantiated by the attached copy of the proceedings.
T74-Orizzonto Road relocation, Class 3 - =0.095= 0.090 Class 4 - =0.0095=0.010 + 0.040

(3) RECLASSIFIED/REMEASURED: We hereby certify that the following highways have been reclassified/remeasured
and are substantiated by the attached copy of the proceedings.

T-274 Lakeland Drive : 0.150 mile from Class 3 due to remeasurement.

(4) SCENIC HIGHWAYS: We hereby certify that the following highways have been designated or discontinued
as *Town Scenic Highways*, and are substantiated by the attached copy of the proceedings.

PART II CHECK BOX IF NO CHANGES IN MILEAGES.

PART III

SELECTMEN/ALDERMEN/TRUSTEES
SIGNATURES

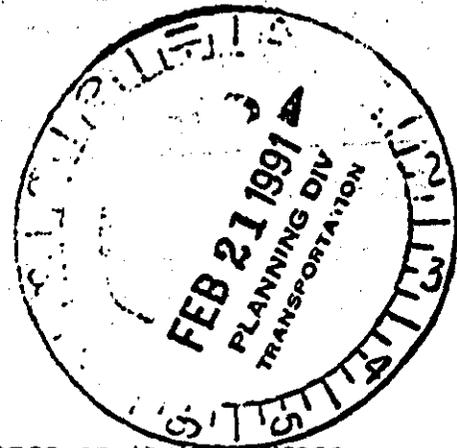
[Handwritten signatures]

Town/City/Village CLERK SIGNATURE: Robert A. Adams attests
that this record of highway mileage was filed and recorded on FEB. 20, 1991.

Approved: Wm. B. Willey 2/25/91
Representative, Agency of Transportation Date

Note: Applicable section of Vermont Statutes is printed on reverse side.

Title 19, V. S. A. Section 305
Added 1985



SEC. 305. MEASUREMENT OF HIGHWAYS

(a) A representative of the agency in the presence of the selectmen or their designees shall measure and inspect the class 1, 2 and 3 town highways in each town at least once every ten years. The agency shall notify the town when any highway, or portion of a highway, does not meet the standards for its assigned class. If the town fails, within one year, to restore the highway or portion of the highway to the accepted standard, or to reclassify, or to discontinue, or develop an acceptable schedule for restoring to the accepted standards, the agency for purposes of apportionment under section 306 of this title shall deduct the affected mileage from that assigned to the town for the particular class of the road in question.

(b) Annually, on or before February 10, the selectmen shall, after review by a representative of the agency, file with the town clerk a sworn statement of the description and measurements of all class 1, 2 and 3 town highways, then in existence, including any special designation such as a throughway or scenic highway. When class 1, 2 or 3 town highways are accepted, discontinued, or reclassified, a copy of the proceedings shall be filed in the town clerk's office and a copy shall be forwarded to the agency.

(c) The agency shall not accept any change in mileage until the records required to be filed in the town clerk's office by this section are received by the agency.

(d) The selectmen of any town who are aggrieved by a finding of the agency concerning the measurement, description or classification of a town highway may appeal to the board by filing a notice of appeal with the executive secretary of the board.

Title 19, V. S. A. Section 2502
Added 1985

Sec. 2502. TOWN SCENIC ROADS; DESIGNATION AND DISCONTINUANCE

(a) On recommendation of the planning commission of a municipality, or on the initiative of the legislative body of a municipality, a legislative body may, after one public hearing warned for the purpose, designate or discontinue any town highway or portion of a town highway as a town scenic highway. Such action by the legislative body may be petitioned by the registered voters of the municipality pursuant to the provisions of section 1973 of Title 24.

(b) A town scenic road may be reconstructed or improved in a manner consistent with the standards established by the transportation board, pursuant to section 425 of Title 10. A class 1, 2 or 3 scenic highway shall still be eligible to receive aid pursuant to the provisions of this title.

(c) The legislative body of a municipality may appeal for a variance from standards promulgated by the transportation board. In these appeals the board's decision shall be final.

RETURN TO: VERMONT AGENCY OF TRANSPORTATION
DEPARTMENT OF PLANNING AND PRECONSTRUCTION
PLANNING DIVISION
133 STATE STREET
MONTPELIER, VERMONT 05602

1991

CERTIFICATE OF COMPLETION AND OPENING OF A HIGHWAY FOR PUBLIC TRAVEL

ORIZZONTO ROAD
NAME OF HIGHWAY

Name: DEBORAH ADAMS, TOWN CLERK OF THE TOWN OF HARTFORD, VERMONT

Pursuant to Title 19, V.S.A., Section 15, as amended 1973, this is to certify that the following described section of Class 3 Highway in the Town of Hartford was COMPLETED AND OPEN FOR PUBLIC TRAVEL on December 19, 1990.

SEE DESCRIPTION ON RIGHT-OF-WAY ATTACHED:

See attached description, deed is recorded volume 169 page 344-47. Subdivision map is filed in map cabinet, hanger #81B.

and as shown on a Highway Map of the Town of Hartford dated August 30, 1988, and filed in Book N/A on page N/A, or map cabinet hanger #81B of the Records of the Town of Hartford by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said Town Clerk.

Dated at Hartford, County of Windsor and State of Vermont, this 19th day of February, A.D., 1991

BOARD
OF
SELECTMEN

Richard Clauwells
Ray V. Watton
John J. Hagan Jr.
Michael Pettit

HARTFORD, VERMONT

February 20, 1991.

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 25 ON PAGE 440 OF THE TOWN RECORDS OF THE TOWN OF HARTFORD ON THE 20TH DAY OF Feb., 1991, AT 9:30 O'CLOCK, A. .M.

ATTEST: Deborah A. Adams
TOWN CLERK OF HARTFORD, VERMONT

CERTIFICATE OF COMPLETION AND OPENING OF A HIGHWAY FOR PUBLIC TRAVEL

WOODLAWN DRIVE
NAME OF HIGHWAY

Name: DEBORAH ADAMS, TOWN CLERK OF THE TOWN OF HARTFORD, VERMONT

Pursuant to Title 19, V.S.A., Section 15, as amended 1973, this is to certify that the following described section of Class 3 Highway in the Town of Hartford was COMPLETED AND OPEN FOR PUBLIC TRAVEL on December 19, 1990.

SEE DESCRIPTION ON RIGHT-OF-WAY ATTACHED:

See attached description, deed is recorded in volume 169 page 29-31. Map is filed in map cabinet, hanger #'s 199A and B.

and as shown on a Highway Map of the Town of Hartford dated February 13, 1991, and filed in Book N/A on page N/A or map cabinet hanger #199A & 199B of the Records of the Town of Hartford by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said Town Clerk.

Dated at Hartford, County of Windsor and State of Vermont, this 19th day of February, A.D., 1991.

BOARD
OF
SELECTMEN

Richard P. Fairbanks
Roy S. Hutton
John A. Hagan Jr.
Michael Betler

HARTFORD, VERMONT

February 20, 1991.

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 25 ON PAGE 441 OF THE TOWN RECORDS OF THE TOWN OF HARTFORD ON THE 20th DAY OF Feb., 1991, AT 9:30 O'CLOCK, A..M.

ATTEST: Deborah A Adams
TOWN CLERK OF HARTFORD, VERMONT

CERTIFICATE OF COMPLETION AND OPENING OF A HIGHWAY FOR PUBLIC TRAVEL

SUNRISE VALLEY DEVELOPMENT
CROSS STREET, SUNRISE CIRCLE, SUNRISE LANE.
NAME OF HIGHWAY

Name: DEBORAH ADAMS, TOWN CLERK OF THE TOWN OF HARTFORD, VERMONT

Pursuant to Title 19, V.S.A., Section 15, as amended 1973, this is to certify that the following described section of Class 3 Highway in the Town of Hartford was COMPLETED AND OPEN FOR PUBLIC TRAVEL on December 19, 1990.

SEE DESCRIPTION ON RIGHT-OF-WAY ATTACHED:

See attached description, deed is recorded in volume 169 - page 426-28. Map is filed in book 6 - page 99.

and as shown on a Highway Map of the Town of Hartford dated November 25, 1986, and filed in Book 6 on page 99, or map cabinet hanger #N/A of the Records of the Town of Hartford by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said Town Clerk.

Dated at Hartford, County of Windsor and State of Vermont, this 19th day of February, A.D., 1991

BOARD
OF
SELECTMEN

Richard Clavell
Ray Holton
John A. Hag Jr
Michael Pettis

HARTFORD, VERMONT

February 20, 1991.

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 25 ON PAGE 442 OF THE TOWN RECORDS OF THE TOWN OF HARTFORD ON THE 20TH DAY OF Feb., 1991, AT 9:30 O'CLOCK, A.M.

ATTEST: Deborah Adams
TOWN CLERK OF HARTFORD, VERMONT

M E M O R A N D U M

TO: Bill Kerpka, Highway General Foreman
FROM: William E. Blaisdell, Highway Superintendent *WEB*
DATE: December 19, 1990
SUBJECT: New Roads Accepted for Maintenance

Effective immediately, the Town Highway Department will begin routine maintenance on the following named roads:

1. Sunrise Valley: Cross Street
Sunrise Circle
Sunrise Lane

(NOTE: We will provide services only on the streets that are paved.)

2. Woodlawn Drive: Off V.A. Cut-Off Road

3. Orizzonto Road: Off Rustic Road

(NOTE: Start maintaining the new relocation at the end of the road and stop all maintenance on the present road to the farm house.)

Approved: _____

Ralph W. Lehman
Ralph W. Lehman
Town Manager

jp

VERMONT QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS THAT THOMAS B. DAY and ELIZABETH D. DAY, a married couple, and PETER M. HARDING, an unmarried person, all of the Town of Hartland, Windsor County, Vermont, GRANTORS, in the consideration of one DOLLAR paid to our full satisfaction by THE TOWN OF HARTFORD, a municipal corporation existing under the laws of the State of Vermont, with a place of business at Municipal Building, White River Jct., Vermont 05055, GRANTEE, have REMISED, RELEASED, AND FOREVER QUITCLAIMED to the GRANTEE, its successors or assigns, all right and title which the GRANTOR or their heirs have in, and to a certain 50 foot right-of-way ("the Property") in the Town of Hartford, Windsor County, Vermont, described as follows:

The property is shown on a plan ("the Plan") entitled "Subdivision for Peter Harding, RR 1, Box 234, Hartland, Vermont, drawn by Farnsworth Surveys", dated 13 July 1988 and last revised 18 August 1988, drawing number 88-769, recorded in the Hartford Land Records as Plan 81B. The property is more particularly described as a continuation of Orrizonto Road also known as Town Road 74.

The Property is 25 feet on either side of the following described center line.

Beginning at a point at the center line of Orrizonto Road (also spelled Orizzonto) at a point marked Q on the Plan;

Then proceeding S 74 degrees 32' 38" W a distance of 65.72 feet to a point marked "R" on the Plan;

Then turning and proceeding N 82 degrees 08' 48" W a distance of 110 feet to a point marked "S" on the Plan;

Then turning and proceeding N 79 degrees 07' 36" W a distance of 165.42 feet to a point marked "T" on the Plan;

Then turning and proceeding N 69 degrees 19' 36" W a distance of 207.52 feet to a point marked "U" on the Plan;

Then turning and proceeding N 41 degrees ___' 29" W a distance of 118.13 feet to a point marked "V" on the Plan;

Then turning and proceeding N 22 degrees 30' 00" a distance of 117.60 feet to a point marked "W" on the Plan;

Then turning and proceeding N 14 degrees 23' 00" W a distance of 250.20 feet to a point marked "X" on the Plan;

Then turning and proceeding N 40 degrees 25' 30" W a distance of 100.70 feet to a point marked "J" on the Plan;

The line just described is the center line of a 50 foot right-of-way.

Also conveying the right to drain and flow surface water from culverts, with the right to enter upon the abutting lots on which the drainage easements are located for the purposes of maintaining and repairing and also including if applicable maintaining, repairing, and replacing the culverts located in the highway.

It is intended by the parties that the delivery of this deed by the Grantors, and its acceptance by the Town of Hartford will constitute the creation of a public highway and acceptance according to Vermont law. It is also the intention of the parties that by delivery and acceptance of this deed the Town of Hartford throws up and discontinues the existing Orrizonto Road which is represented on the Plan as a dotted line running in a generally southwesterly direction to its intersection with a 30 foot right-of-way. The discontinued road shall revert to the abutting landowners.

Meaning and intending to convey a portion [being the southerly 25 feet of the road] of property conveyed by Thomas B. and Elizabeth D. Day to Peter Harding by a deed dated 13 October 1988 and recorded at Book 147, Page 21; and meaning and intending to convey a portion [being the northerly 25 feet of the road] a portion of property conveyed by William E. and Joy C. McLaughry to Thomas B. and Elizabeth D. Day by a deed dated March 15, 1988 and recorded at Book 138, Page 103 of the Hartford Land Records.

Refer to each of the documents or instruments cited above, for further citations to relevant documents and instruments, and for a more particular and complete description of the real property and rights in real property conveyed by this deed. "Book" and "Page" references are to volumes in the Hartford Land Records.

TO HAVE AND TO HOLD all the GRANTOR'S right and title in and to the Property, with the appurtenances of the Property, to the GRANTEE, The Town of Hartford, its successors and assigns forever.

AND FURTHERMORE, the GRANTOR, for them and their heirs, executors and administrators, covenants with the GRANTEE, its successors and assigns, that from and after the signing of this deed the GRANTOR will have and claim no right in, or to, the Property.

This deed was signed on the x day of December 1990.

Antoinette Howard
Witness #1 as to TBD&EDD

Thomas B. Day
Thomas B. Day

Patricia A. Tortur
Witness #2 as to TBD&EDD

Elizabeth D. Day
Elizabeth D. Day

State of Vermont
County of Windsor

Thomas B. Day and Elizabeth D. Day personally appeared before me at Hartford this 2nd of ~~December 1990~~ January 1991 and they acknowledged that their signing this deed was their free act and deed.

My commission Expires: 2/10/91

Before me: Antoinette Howard
Notary Public

Antoinette Howard
Witness #1 as to PMH

Peter M. Harding
Peter M. Harding

Patricia A. Tortur
Witness #2 as to PMH

State of Vermont
County of Windsor

Peter M. Harding personally appeared before me at Hartford this 2nd day of ~~December 1990~~ January 1991 and he acknowledged that his signing this deed was his free act and deed.

Before me: Antoinette Howard
Notary Public

My commission Expires 2/10/91

Accepted by the Town of Hartford this 18 day of December 1990.

Town of Hartford

WET Blawie
Witness #1

By: Ralph W. Lehman
Duly Authorized

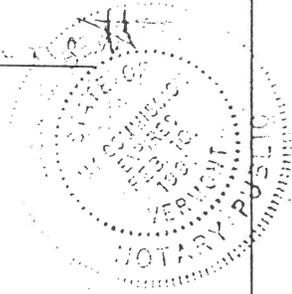
Lisa S. Bennett
Witness #2

State of Vermont
Windsor County

Ralph H. Johnson personally appeared before me at
Hartford this 13 day of December 1990 and he made oath that
he is Town Manager of the Town of Hartford duly
authorized to sign this instrument and that his signing this
instrument was the free act and deed of the Town of
Hartford.

Before me : *

Lisa S. Bennett
Notary Public



Town Clerk's Office

HARTFORD, VERMONT

this 7 day of Jan. 1991
at 10:25 o'clock A. M.
received and recorded in Vol. 169
at page 344-47

Mary C. Hill Aust Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 221

-ACKNOWLEDGMENT-

Return Rec'd.--Tax Paid--Board of Health--T. Rec'd.--
Vt. Land Use & Development Plans Ad. Com. Rec'd.

Return No. _____

Signed Mary C. Hill Aust Clerk

Date Jan. 7, 1991

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05602

A. THE PARTIES

1. SELLER (TRANSFEROR) NAME(S)	MAILING ADDRESS IN FULL - INCLUDING ZIP CODE	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Thomas B. Day	RR 1, Box 57, Hartland, VT 05048	[REDACTED]
Elizabeth D. Day	RR 1, Box 57, Hartland, VT 05048	[REDACTED]
Peter M. Harding	RR 1, Box 234, Hartland, VT 05048	[REDACTED]
2. BUYER (TRANSFeree) NAME(S)	MAILING ADDRESS IN FULL - INCLUDING ZIP CODE	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Town of Hartford	Municipal Building	[REDACTED]
	White River Jct., VT 05001	

B. THE PROPERTY

3. PROPERTY LOCATION (Address in full)
Orrizonto Road also known as Town Road 74

4. DATE OF CLOSING
12- -90

5. INTEREST IN PROPERTY

1. FEE SIMPLE 3. UNDIVIDED 1/2 INTEREST 5. TIME-SHARE ESTATE 7. EASEMENT

2. LIFE ESTATE 4. UNDIVIDED ___% INTEREST 6. LEASE 8. OTHER conveyance of road to Town

6. FRONTAGE AND DEPTH 7. TOTAL ACREAGE

8. BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY).

1. NONE 5. BARN 9. STORE

2. FACTORY 6. APARTMENT WITH _____ (INSERT NUMBER) DWELLING UNITS 10. OTHER _____

3. HOUSE 7. MOBILE HOME

4. CAMP/VACATION HOME 8. CONDOMINIUM WITH _____ (INSERT NUMBER) DWELLING UNITS

CHECK WHETHER THE BUILDINGS WERE NEVER OCCUPIED PREVIOUSLY OCCUPIED

C. USE 9. PRIMARY USE OF PROPERTY BEFORE TRANSFER AS SHOWN IN GRANDLIST BOOK (CHECK ONE):

1. PRIMARY RESIDENCE 3. OPERATING FARM 5. COMMERCIAL 7. INDUSTRIAL 9. OTHER _____

2. TIMBERLAND 4. GOVERNMENT USE 6. OPEN LAND 8. CAMP OR VACATION

10. PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. PRIMARY RESIDENCE 3. OPERATING FARM 5. COMMERCIAL 7. INDUSTRIAL 9. OTHER Town Road

2. TIMBERLAND 4. GOVERNMENT USE 6. OPEN LAND 8. CAMP OR VACATION

11. IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER CHAPTER 124 OF 32 V.S.A. (Agricultural, Forest, Farmland, Working Farmland Tax Abatement Use Value Appraisal Programs)? Yes No

D. EXEMPTION 12. IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTION ENTITLED "VALUE" transfer to a municipality

E. VALUE 13. TOTAL PRICE PAID \$ _____

14. PRICE PAID FOR PERSONAL PROPERTY \$ _____

15. PRICE PAID FOR REAL PROPERTY: IF LESS THAN FAIR MARKET VALUE, ENTER FAIR MARKET VALUE AND DESCRIBE THE CIRCUMSTANCES

F. PROPERTY TRANSFER TAX

16. TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ EXEMPT

G. LAND GAINS TAX

17. DATE SELLER ACQUIRED 10-13-88/3-15-88

18. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS: transfer to municipality

(CONTINUE ON REVERSE SIDE)

TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY Hartford	ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	TOWN NUMBER
DATE OF RECORD January 7, 1991	SIGNED Mary C. Hill Aost. CLERK	
BOOK (0) 1172 \$ V.S.A. 6169 PAGE NO. 344-47	DATE January 7, 1991	
LISTED VALUE \$ see above GRAND LIST OF 19 90		
MAP AND PARCEL NOS.		

RATE SCHEDULE

1. Tax on Special Rate Property:

a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. (a) \$ _____
b. Value of property enrolled in current use program	(b) \$ _____
c. Value of qualified working farm	(c) \$ _____
d. Add Lines 1(a), (b) and (c)	(d) \$ _____
e. Tax rate	(e) \$ 0.005
f. Tax due on Special Rate Property: multiply Line 1(d) by Line 1(e)	(f) \$ _____

2. Tax on General Rate Property:

a. Enter amount from Line 15 on front of return	2. (a) \$ _____
b. Enter amount from Line 1(d) of Rate Schedule above	(b) \$ _____
c. Subtract Line 2(b) from Line 2(a)	(c) \$ _____
d. Tax rate	(d) \$ 0.0125
e. Tax due on General Rate Property: multiply Line 2(c) by Line 2(d)	(e) \$ _____

3. Total Tax Due:
Add Line 1(f) and Line 2(e) and enter on Line 16 on front of return

3. \$ _____

FLOOD AND SUBDIVISION REGULATIONS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

1. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
2. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations pertaining to the property may limit significantly the use of the property.
3. That this transfer is in compliance with or is exempt from the subdivision regulations of the Agency of Natural Resources for the following reasons:
 1. This property is the subject of Subdivision Permit No. _____ and is in compliance with said permit, or
 2. This property and any retained parcel is exempt from the subdivision regulations because (see instructions for exemptions):

a. Parcel to be sold:	Exemption Number _____	Number of acres _____
b. Parcel retained:	Exemption Number _____	Number of acres _____

Sellers(s) further certify as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:
 1. This property is the subject of Act 250 Permit No. _____ and is in compliance with said permit, or
 2. This property is exempt from Act 250 because: (list exemption number from instructions) _____

That this transfer does/does not (strike one) result in a partition or division of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the Town Clerk.

WITHHOLDING CERTIFICATION

This transfer is in compliance with or is exempt from Vermont income tax withholding for the following reason (Check one):

1. Seller(s) certify that, at the time of transfer, each seller was a resident of Vermont or an estate; or

2. Buyer(s) certify that the parties obtained withholding certificate no. _____ from the Commissioner of Taxes in advance of this sale; or

3. Buyer(s) certify that the buyer has withheld Vermont income tax from the purchase price and will remit it to the Commissioner of Taxes with Form REW-1 within 30 days from the transfer.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
Thomas B. Day/Elizabeth D. Day	Jan 2, 1991	Town of Hartford	12-18-90
Peter M. Harding		Ralph W. Selman Town Manager	

Preparer's Signature: Lisa S. Bennett Prepared by: Grossman & Jacobs
 Preparer's Address: PO Box 1207, Norwich, VT 05055 (Print or Type)

1990

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that SUNRISE VALLEY AT QUECHEE, INC., a Vermont corporation with its principal place of business in Hartford, in the County of Windsor and State of Vermont, Grantor, in the consideration of One (\$1.00) Dollar and other good and valuable consideration paid to its full satisfaction by the TOWN OF HARTFORD, a municipal corporation located in Hartford, County of Windsor and State of Vermont, Grantee, has REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said TOWN OF HARTFORD, and its successors and assigns, all right and title which SUNRISE VALLEY AT QUECHEE, INC., or its successors and assigns, has to certain strips of land fifty (50') feet in width to be used for highway purposes along roadways on lands and premises owned by the Grantor in the town of Hartford, County of Windsor, and State of Vermont, described as follows, viz:

The paved portions of the roads through the development known as Sunrise Valley at Quechee, Inc. and consisting of portions of Cross Street, Sunrise Circle and Sunrise Lane as shown on a survey of lots entitled "Survey and Subdivision for Property of Alan E. Dunklee and Peter W. Robes, Quechee - Hartland Road and W. Gilson Ave., Quechee, Vermont" prepared by Hathorn Surveys, Proj. No. 31486 dated 1-11-86 and last revised 3-19-86 and recorded in the Hartford Map Book 6 at Page 99.

The paved portions of the roads are more particularly described as follows:

Cross Street begins on the southerly side of West Gilson Avenue and proceeds in a generally southerly direction for a distance of approximately 1,092 feet along the westerly boundary of lots 47, 46, 3, 4, 5, 6, 7, 8, 9 and a portion consisting of approximately 60 feet of lot 42;

The portion of Sunrise Circle included in this conveyance runs from the intersection of Sunrise Circle and Cross Street in a westerly direction for a distance of approximately 470 feet along the southerly boundaries of lots 34, 36, 38 and approximately one-half of lot 39;

Sunrise Lane is conveyed herein in its entirety and runs in a westerly direction from the intersection of Sunrise Lane and Cross Street for a distance of approximately 575 feet along the southerly boundary of lots 22, 24, 26, 28 and 30.

These roads are 50 feet in width.

These lands and premises are a portion of the land and premises conveyed to Sunrise Valley at Quechee, Inc. by Warranty Deed of Alan E. Dunklee and Peter W. Robes dated April 11, 1986 and recorded in Book 123 at Pages 344-346 and a portion of the land and premises conveyed to Sunrise Valley at Quechee, Inc. by

617
578
2137
0.705-111

BOURDON & CULLEN
ATTORNEYS AT LAW
24 ELM STREET
WOODSTOCK, VT.
05091

Quitclaim Deed
Page 2

Administrator's Deed of Edwin L. Sanderson, Administrator of the Estate of Emily I. Sanderson, dated August 12, 1986 and recorded in Book 119 at Page 249, both of the Hartford Land Records.

The purpose of this deed is to convey the land and premises to the Town of Hartford for use as a public highway pursuant to Title 19 of the Vermont Statutes Annotated.

This conveyance is made subject to the terms and conditions of State of Vermont Land Use Permit Number 3W0494 dated September 20, 1986 and recorded in Book 121 at Pages 380-383; State of Vermont Land Use Permit Number 3W0494-1 dated June 10, 1988; State of Vermont Subdivision Permit Number EC-3-1552/3W0494-1 dated June 7, 1988 both recorded June 20, 1988 in Book 141 at Pages 506-510; and Land Use Permit Number 3W0494-3 dated May 24, 1990 and recorded in Book 164 at Pages 27-29, all recorded in the Hartford Land Records. This conveyance is further made subject to all local zoning and subdivision permits.

Included in this conveyance are any reserved rights to drain and flow surface water from the culverts and ditches in the highway areas as reserved by the Grantor in the various deeds of lots in the subdivision.

This conveyance is made subject to any existing easements or those which may be required on the part of the Grantor, its successors and assigns, for construction, installation and maintenance of water and sewer lines, underground electric, telephone or television cable and appurtenant structures.

This conveyance is made subject to any easements and rights-of-way of record.

This Quitclaim Deed is executed by Dona M. Cullen, Attorney-in-Fact for Peter W. Robes, Duly Authorized Agent of Sunrise Valley at Quechee, Inc. pursuant to a Limited Power of Attorney dated July 3, 1987 and recorded in Book 129 at Page 557 of the Hartford Land Records.

TO HAVE AND TO HOLD all my right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said TOWN OF HARTFORD, and its successors and assigns forever.

AND FURTHERMORE, the said SUNRISE VALLEY AT QUECHEE, INC., does for itself, and its successors and assigns, covenant with the said TOWN OF HARTFORD, and its successors and assigns, that from and after the ensealing of these presents, the said SUNRISE VALLEY AT QUECHEE, INC., will have and claim no right in or to the said quit-claimed premises.

IN WITNESS WHEREOF, I hereunto set my hand and seal
this 15th day of January, 1991.

BOURDON & CULLEN
ATTORNEYS AT LAW
24 ELM STREET
WOODSTOCK, VT.
05091

IN THE PRESENCE OF:

[Signature]

SUNRISE VALLEY AT QUECHEE, INC.

Curtis L. Bourdon
Witnesses

By: [Signature]
Dona M. Cullen, Attorney-in-Fact for Peter W. Robes, Duly Authorized Agent for Sunrise Valley at Quechee, Inc.

STATE OF VERMONT
WINDSOR COUNTY, SS.

At Woodstock, this 15th day of January, 1991, DONA M. CULLEN, Attorney-in-Fact for Peter W. Robes, duly authorized agent for Sunrise Valley at Quechee, Inc., personally appeared before me and acknowledged the foregoing instrument by her sealed and subscribed to be her free act and deed, and the free act and deed of Peter W. Robes and Sunrise Valley at Quechee, Inc.

Before me, [Signature]
Notary Public

My commission expires: 2/10/91

ACCEPTED BY:

TOWN OF HARTFORD
[Signature]
Duly Authorized Agent

Dated: 1-22-91

BOURDON & CULLEN
ATTORNEYS AT LAW
24 ELM STREET
WOODSTOCK, VT.
05091

Town Clerk's Office
HARTFORD, VERMONT
this 22 day of Jan. 1991
at 1:20 o'clock P. M.
received and recorded in Vol. 169
at page 426-28
May E. Hill, Act. Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
--ACKNOWLEDGMENT--
Return Rec'd.-Tax Paid-Board of Public Works, Middlebury, VT. Land Use & Development Plans Act Code Reg. 3.
Return No. _____
Signed [Signature] Clerk
Date June 27, 1991

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05602

A. THE PARTIES

1. SELLER (TRANSFEROR) NAME(S) Sunrise Valley at Quechee, Inc.	MAILING ADDRESS IN FULL - INCLUDING ZIP CODE 400 Woodstock Road White River Junction, VT 05001	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]
2. BUYER (TRANSFeree) NAME(S) Town of Hartford	MAILING ADDRESS IN FULL - INCLUDING ZIP CODE 15 Bridge Street White River Junction, VT 05001	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.

B. THE PROPERTY

3. PROPERTY LOCATION (Address in full) Cross Street, Sunrise Circle, Sunrise Lane, Sunrise Valley at Quechee, Inc.	4. DATE OF CLOSING 1/15/91
---	-------------------------------

5. INTEREST IN PROPERTY

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE ESTATE	7. <input type="checkbox"/> EASEMENT
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED ___% INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

6. FRONTAGE AND DEPTH

7. TOTAL ACREAGE

8. BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY).

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> BARN	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> APARTMENT WITH _____ (INSERT NUMBER) DWELLING UNITS	10. <input checked="" type="checkbox"/> OTHER roadways
3. <input type="checkbox"/> HOUSE	7. <input type="checkbox"/> MOBILE HOME	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) DWELLING UNITS	

CHECK WHETHER THE BUILDINGS WERE NEVER OCCUPIED PREVIOUSLY OCCUPIED

C. USE

9. PRIMARY USE OF PROPERTY BEFORE TRANSFER AS SHOWN IN GRANDLIST BOOK (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> OPERATING FARM	5. <input type="checkbox"/> COMMERCIAL	7. <input type="checkbox"/> INDUSTRIAL	9. <input checked="" type="checkbox"/> OTHER roadways
2. <input type="checkbox"/> TIMBERLAND	4. <input type="checkbox"/> GOVERNMENT USE	6. <input type="checkbox"/> OPEN LAND	8. <input type="checkbox"/> CAMP OR VACATION	

10. PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> OPERATING FARM	5. <input type="checkbox"/> COMMERCIAL	7. <input type="checkbox"/> INDUSTRIAL	9. <input type="checkbox"/> OTHER _____
2. <input type="checkbox"/> TIMBERLAND	4. <input type="checkbox"/> GOVERNMENT USE	6. <input type="checkbox"/> OPEN LAND	8. <input type="checkbox"/> CAMP OR VACATION	

11. IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER CHAPTER 124 OF 32 V.S.A. (Agricultural, Forest, Farmland, Working Farmland Tax Abatement Use Value Appraisal Programs)? Yes No

D. EXEMPTION

12. IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTION ENTITLED "VALUE." transfer without consideration to government instrumentality (ex. 2)

E. VALUE

13. TOTAL PRICE PAID \$ _____	15. PRICE PAID FOR REAL PROPERTY: IF LESS THAN FAIR MARKET VALUE, ENTER FAIR MARKET VALUE AND DESCRIBE THE CIRCUMSTANCES
-------------------------------	--

F. PROPERTY TRANSFER TAX

14. PRICE PAID FOR PERSONAL PROPERTY \$ _____

G. LAND GAINS TAX

15. TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ _____

17. DATE SELLER ACQUIRED 1986

18. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS: ex. 9
(CONTINUE ON REVERSE SIDE)

TO BE COMPLETED BY TOWN OR CITY CLERK

<p>TOWN/CITY <u>Hartford</u></p> <p>DATE OF RECORD <u>January 22, 1991</u></p> <p>BOOK NUMBER <u>169</u> PAGE NO. <u>426-28</u></p> <p>LISTED VALUE \$ <u>see above</u> GRAND LIST OF 1990</p> <p>MAP AND PARCEL NOS. _____</p>	<p style="text-align: center;">ACKNOWLEDGEMENT</p> <p>RETURN RECEIVED (INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.</p> <p>SIGNED <u>Mary E. Hill</u> CLERK</p> <p>DATE <u>January 22, 1991</u></p> <p style="text-align: right;">TOWN NUMBER _____</p>
---	---

Form PT-1 (7/89)

RATE SCHEDULE

1. Tax on Special Rate Property:

a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) 1. (a) \$ _____

b. Value of property enrolled in current use program (b) \$ _____

c. Value of qualified working farm (c) \$ _____

d. Add Lines 1(a), (b) and (c) (d) \$ _____

e. Tax rate (e) \$ 0.005

f. Tax due on Special Rate Property: multiply Line 1(d) by Line 1(e) (f) \$ _____

2. Tax on General Rate Property:

a. Enter amount from Line 15 on front of return 2. (a) \$ _____

b. Enter amount from Line 1(d) of Rate Schedule above (b) \$ _____

c. Subtract Line 2(b) from Line 2(a) (c) \$ _____

d. Tax rate (d) \$ 0.0125

e. Tax due on General Rate Property: multiply Line 2(c) by Line 2(d) (e) \$ _____

3. Total Tax Due:

Add Line 1(f) and Line 2(e) and enter on Line 16 on front of return 3. \$ _____

FLOOD AND SUBDIVISION REGULATIONS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.

B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations pertaining to the property may limit significantly the use of the property.

C. That this transfer is in compliance with or is exempt from the subdivision regulations of the Agency of Natural Resources for the following reasons:

1. This property is the subject of Subdivision Permit No. EC-3-1552 and is in compliance with said permit, or

2. This property and any retained parcel is exempt from the subdivision regulations because (see instructions for exemptions):

a. Parcel to be sold: Exemption Number _____ Number of acres _____

b. Parcel retained: Exemption Number _____ Number of acres _____

Sellers(s) further certify as follows:

D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason: 3W0494

1. This property is the subject of Act 250 Permit No. _____ and is in compliance with said permit, or

2. This property is exempt from Act 250 because: (list exemption number from instructions) _____

E. That this transfer does/does not (strike one) result in a partition or division of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the Town Clerk.

WITHHOLDING CERTIFICATION

This transfer is in compliance with or is exempt from Vermont income tax withholding for the following reason (Check one):

1. Seller(s) certify that, at the time of transfer, each seller was a resident of Vermont or an estate; or

2. Buyer(s) certify that the parties obtained withholding certificate no. _____ from the Commissioner of Taxes in advance of this sale; or

3. Buyer(s) certify that the buyer has withheld Vermont income tax from the purchase price and will remit it to the Commissioner of Taxes with Form REW-1 within 30 days from the transfer.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>Jessie Kelly at Goshen by Dona M. Cullen</i>	<i>1/15/91</i>	<i>Ralph W. Lehman</i>	<i>1/22/91</i>
By: Dona M. Cullen, Its Attorney-in-Fact		By: It Duly Authorized Agent	

Preparer's Signature *Dona M. Cullen* Prepared by *Dona M. Cullen*

Preparer's Address *Box 430* (Print or Type) *Windsor, Vt. 05091*

Know all Persons by These Presents

169/29-31

That WE, JOHN W. GATES and MARILYN M. GATES, both

Woodlawn Drive

of Hartford in the County of Windsor
and State of Vermont Grantors, in the consideration of
One dollar and other good and valuable consideration-----Dollars
paid to our full satisfaction by

TOWN OF HARTFORD, a municipal corporation

of Hartford in the County of Windsor
and State of Vermont Grantee, by these presents, do
freely Give, Grant, Sell, Convey and Confirm unto the said Grantee

TOWN OF HARTFORD, and its successors

certain piece of land in Hartford and assigns forever, a
County of Windsor and State of Vermont, described as
follows, viz:

The following is a description of Woodlawn Drive, to be used for highway
purposes by the Town of Hartford, and more particularly described as follows:

Beginning at an iron pin set in the ground on the northwesterly side of
the VA Cut-off Road, which point also marks the northeast corner of land now or
formerly of one Smith, thence, N29°07'15"W a distance of 195.1 feet, more or less,
to an iron pin set in the ground;
Thence, N29°59'45"W a distance of 175.7 feet, more or less, to an iron pin
set in the ground;
Thence, N29°47'00"W a distance of 152.6 feet, more or less, to an iron pin
set in the ground;
Thence, N42°5'30"W a distance of 22 feet, more or less, to an iron pin
set in the ground;
Thence, N41°09'15"W a distance of 259.9 feet, more or less, to an iron pin
set in the ground;
Thence following a curve, the length of the arc being 203.4 feet, more or
less, to an iron pin set in the ground;
Thence, N6°8'00"W a distance of 127.4 feet, more or less, to an iron pin
set in the ground;
Thence, N16°00'45"W a distance of 55 feet, more or less, to an iron pin
set in the ground;
Thence along a curve the arc of which measures 136.5 feet, more or less,
to an iron pin, set in the ground;
Thence along a curve, the arc of which measures 26.1 feet, more or less,
to an iron pin, set in the ground;
Thence along a curve, the arc of which measures 215.8 feet, more or less,
to an iron pin set in the ground;
Thence, N44°19'15" W a distance of 26.5 feet, more or less, to an iron
pin set in the ground;
Thence, N45°40'45"W a distance of 20 feet, more or less, to an iron pin
set in the ground;
Thence, N44°19'15"W a distance of 30 feet, more or less, to an iron pin
set in the ground;
Thence, N45°40'45"E a distance of 20 feet, more or less, to an iron pin
set in the ground;
Thence, N44°19'15"W a distance of 25 feet, more or less, to an iron pin
set in the ground;
Thence, S45°40'45"E a distance of 50 feet, more or less, to an iron pin
set in the ground;
Thence, S44°14'00"E a distance of 85.1 feet, more or less, to an iron pin
set in the ground;
Thence following a curve in a southeasterly direction, the arc of which
measures 259.4 feet, more or less, to an iron pin set in the ground;

3/17
3/5
FILE COPY
DO NOT REMOVE

Thence continuing in a southeasterly direction along a curve, the arc of which measures 172.8 feet, more or less, to an iron pin set in the ground;

Thence, S8°47'30"W a distance of 172.6 feet, more or less, to an iron pin set in the ground;

Thence along a curve in a southeasterly direction a distance, the arc of which is 137.4 feet, more or less, to an iron pin set in the ground;

Thence along a curve in a southeasterly direction, the arc of which measures 25.3 feet, more or less, to an iron pin set in the ground;

Thence, S40°45'E a distance of 131.5 feet, more or less, to an iron pin set in the ground;

Thence S41°36'00"E a distance of 157.7 feet, more or less, to an iron pin set in the ground;

Thence S29°59'15"E a distance of 151.3 feet, more or less, to an iron pin set in the ground;

Thence S29°59'45"E a distance of 175.7 feet, more or less, to an iron pin set in the ground;

Thence S29°07'30"E a distance of 196.1 feet, more or less, to an iron pin set in the ground;

Thence in a southwesterly direction along the southwest right-of-way line of the VA Cut-Off Road to the point of beginning a distance of 50 feet.

The above described premises are more particularly shown on a right-of-way layout for John W. and Marilyn C. Gates, Woodlawn Drive, Hartford, Vt., dated 10/18/90, prepared by C. D. Holzwarth, Project #67290, Hathorn Surveys, and being part of the land and premises that were conveyed to John W. Gates and Marilyn M. Gates by Harold E. Perry and Hazel W. Perry, by deed dated April 24, 1954, and recorded in book 55, Page 339 of the Hartford Land Records, to which deed and the deeds and records therein contained further reference may be had for a more particular description.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee
TOWN OF HARTFORD, and its successors

And we ~~heirs~~ and assigns, to their own use and behoof forever;
the said Grantors, JOHN W. GATES and MARILYN M. GATES

executors and administrators, do for ourselves and our heirs,
covenant with the said Grantee
TOWN OF HARTFORD, and its successors

~~heirs~~ 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 as stated herein; and we

hereby engage to Warrant and Defend the same against all lawful claims
whatever,
except as stated herein.

In Witness Whereof, we hereunto set our hand and seals
this 30 day of November A. D. 1990

In Presence of

Richard B. McHenry
Patricia G. Hayes

John W. Gates
JOHN W. GATES

Marilyn M. Gates
MARILYN M. GATES



Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd.-Tax Paid-Board of Health T. Rec'd.-
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. _____
Signed May C. Hill, Clerk
Date Nov. 12 1990

State of Vermont, } ss. At HARTFORD this
WINDSOR County } 30 day of November A. D. 1990

JOHN W. GATES and MARILYN M. GATES

personally appeared, and they acknowledged this instrument, by
them sealed and subscribed, to be their free act and deed.

Before me Patricia G. Hayes
Notary Public
(Title)

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05602

A. THE PARTIES

1. SELLER (TRANSFEROR) NAME(S) JOHN W. GATES MARILYN M. GATES	MAILING ADDRESS IN FULL - INCLUDING ZIP CODE White River Jct., VT 05001 White River Jct., VT 05001	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED] [REDACTED]
2. BUYER (TRANSFeree) NAME(S) TOWN OF HARTFORD	MAILING ADDRESS IN FULL - INCLUDING ZIP CODE Bridge Street, Municipal Building White River Jct., VT 05001	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED]

B. THE PROPERTY

3. PROPERTY LOCATION (Address in full) Woodlawn Drive, Hartford, VT	4. DATE OF CLOSING [REDACTED]
5. INTEREST IN PROPERTY	
1. <input checked="" type="checkbox"/> FEE SIMPLE 2. <input type="checkbox"/> LIFE ESTATE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST 4. <input type="checkbox"/> UNDIVIDED _____ % INTEREST
5. <input type="checkbox"/> TIME-SHARE ESTATE 6. <input type="checkbox"/> LEASE	7. <input type="checkbox"/> EASEMENT 8. <input type="checkbox"/> OTHER _____
6. FRONTAGE AND DEPTH [REDACTED]	7. TOTAL ACREAGE 1/5 acre

8. BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY).

1. <input type="checkbox"/> NONE	5. <input type="checkbox"/> BARN	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> APARTMENT WITH _____ (INSERT NUMBER) DWELLING UNITS	10. <input checked="" type="checkbox"/> OTHER roadway
3. <input type="checkbox"/> HOUSE	7. <input type="checkbox"/> MOBILE HOME	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) DWELLING UNITS	

CHECK WHETHER THE BUILDINGS WERE NEVER OCCUPIED PREVIOUSLY OCCUPIED

C. USE

9. PRIMARY USE OF PROPERTY BEFORE TRANSFER AS SHOWN IN GRANDLIST BOOK (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> OPERATING FARM	5. <input type="checkbox"/> COMMERCIAL	7. <input type="checkbox"/> INDUSTRIAL	9. <input checked="" type="checkbox"/> OTHER roadway
2. <input type="checkbox"/> TIMBERLAND	4. <input type="checkbox"/> GOVERNMENT USE	6. <input type="checkbox"/> OPEN LAND	8. <input type="checkbox"/> CAMP OR VACATION	

10. PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> OPERATING FARM	5. <input type="checkbox"/> COMMERCIAL	7. <input type="checkbox"/> INDUSTRIAL	9. <input type="checkbox"/> OTHER
2. <input type="checkbox"/> TIMBERLAND	4. <input checked="" type="checkbox"/> GOVERNMENT USE roadway	6. <input type="checkbox"/> OPEN LAND	8. <input type="checkbox"/> CAMP OR VACATION	

11. IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER CHAPTER 124 OF 32 V.S.A. (Agricultural, Forest, Farmland, Working Farmland Tax Abatement Use Value Appraisal Programs)? Yes No

D. EXEMPTION

12. IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTION ENTITLED "VALUE."
 #2transfer, to municipality

E. VALUE

13. TOTAL PRICE PAID \$ none
14. PRICE PAID FOR PERSONAL PROPERTY \$ none
15. PRICE PAID FOR REAL PROPERTY: IF LESS THAN FAIR MARKET VALUE, ENTER FAIR MARKET VALUE AND DESCRIBE THE CIRCUMSTANCES
 none

F. PROPERTY TRANSFER TAX

16. TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ none

G. LAND GAINS TAX

17. DATE SELLER ACQUIRED 1954
18. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS: #4, held over 6 years
 (CONTINUE ON REVERSE SIDE)

TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY <u>Hartford</u> DATE OF RECORD <u>December 12, 1990</u> BOOK NUMBER <u>169</u> PAGE NO. <u>29-31</u> LISTED VALUE \$ <u>see above</u> GRAND LIST OF 19 <u>90</u> MAP AND PARCEL NOS. _____	ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED <u>May C. Hill</u> CLERK DATE <u>December 12, 1990</u>	TOWN NUMBER _____
--	--	--------------------------

Form PT-1 (7/89)

9 V.S.A. § 2440 (d)

9 V.S.A. § 2440 (d)

RATE SCHEDULE

1. Tax on Special Rate Property:

a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) 1. (a) \$ _____

b. Value of property enrolled in current use program (b) \$ _____

c. Value of qualified working farm (c) \$ _____

d. Add Lines 1(a), (b) and (c) (d) \$ _____

e. Tax rate (e) \$ 0.005

f. Tax due on Special Rate Property: multiply Line 1(d) by Line 1(e) (f) \$ _____

2. Tax on General Rate Property:

a. Enter amount from Line 15 on front of return 2. (a) \$ _____

b. Enter amount from Line 1(d) of Rate Schedule above (b) \$ _____

c. Subtract Line 2(b) from Line 2(a) (c) \$ _____

d. Tax rate (d) \$ 0.0125

e. Tax due on General Rate Property: multiply Line 2(c) by Line 2(d) (e) \$ _____

3. Total Tax Due:

Add Line 1(f) and Line 2(e) and enter on Line 16 on front of return 3. \$ none

FLOOD AND SUBDIVISION REGULATIONS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.

B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations pertaining to the property may limit significantly the use of the property.

C. That this transfer is in compliance with or is exempt from the subdivision regulations of the Agency of Natural Resources for the following reasons:

1. This property is the subject of Subdivision Permit No. _____ and is in compliance with said permit, or

2. This property and any retained parcel is exempt from the subdivision regulations because (see Instructions for exemptions):

a. Parcel to be sold: Exemption Number 4 and 6 Number of acres _____

b. Parcel retained: Exemption Number _____ Number of acres _____

Sellers(s) further certify as follows:

D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:

1. This property is the subject of Act 250 Permit No. _____ and is in compliance with said permit, or

2. This property is exempt from Act 250 because: (list exemption number from Instructions) b

E. That this transfer does not (strike one) result in a partition or division of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the Town Clerk.

WITHHOLDING CERTIFICATION

This transfer is in compliance with or is exempt from Vermont income tax withholding for the following reason (Check one):

1. Seller(s) certify that, at the time of transfer, each seller was a resident of Vermont or an estate; or

2. Buyer(s) certify that the parties obtained withholding certificate no. _____ from the Commissioner of Taxes in advance of this sale; or

3. Buyer(s) certify that the buyer has withheld Vermont income tax from the purchase price and will remit it to the Commissioner of Taxes with Form REW-1 within 30 days from the transfer.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>John W. Gates</i> John W. Gates	11-30-90	<i>Ralph W. Lehman</i> Ralph W. Lehman	12-12-90
<i>Marilyn M. Gates</i> Marilyn M. Gates	11-30-90	Town of Hartford	

Preparer's Signature *[Signature]* Prepared by John W. Brockway

Preparer's Address P.O. Box 277, White River Jet., VT 05001 (Print or Type)

BOUNDARY DATA:

A-B	S-58°-20'-00"-E	162.90'
B-C	S-13°-14'-30"-W	393.80'
C-D	S-19°-12'-30"-W	313.40'
D-E	S-21°-08'-30"-W	191.30'
E-F	S-08°-21'-30"-W	240.80'
F-G	S-14°-43'-00"-W	150.70'
G-H	N-74°-16'-00"-W	174.50'
H-I	N-18°-27'-00"-E	1709.40'
I-J	N-18°-27'-00"-E	29.20'
J-K	N-18°-27'-00"-E	29.20'
K-L	N-18°-27'-00"-E	202.00'
L-M	N-25°-20'-00"-E	99.00'
M-N	S-83°-59'-00"-E	376.00'
N-O	S-83°-50'-00"-E	240.40'
O-P	S-83°-06'-00"-E	168.60'
P-Q	S-07°-49'-11"-W	846.91'
Q-A	S-07°-49'-11"-W	25.00'
Q-R	S-74°-32'-33"-W	65.72'
R-S	N-82°-08'-48"-W	110.00'
S-T	N-79°-07'-36"-W	165.42'
T-U	N-69°-19'-36"-W	207.52'
U-V	N-41°-1'-29"-W	118.13'
V-W	N-22°-30'-00"-W	117.60'
W-X	N-14°-23'-00"-W	250.20'
X-J	N-40°-23'-30"-W	100.70'
Y-Z	N-43°-38'-16"-E	751.46'
Z-A1	N-13°-13'-34"-E	341.05'
A1-B1	N-05°-16'-25"-E	285.24'
B1-C1	S-82°-08'-48"-E	84.27'
C1-A	N-74°-32'-33"-E	65.73'

PERIMETER

EXISTING ROAD

PROPOSED ROAD

EXISTING ROAD

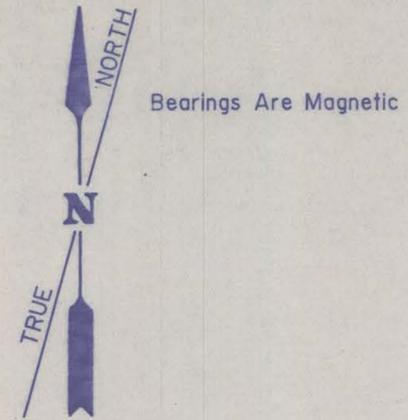
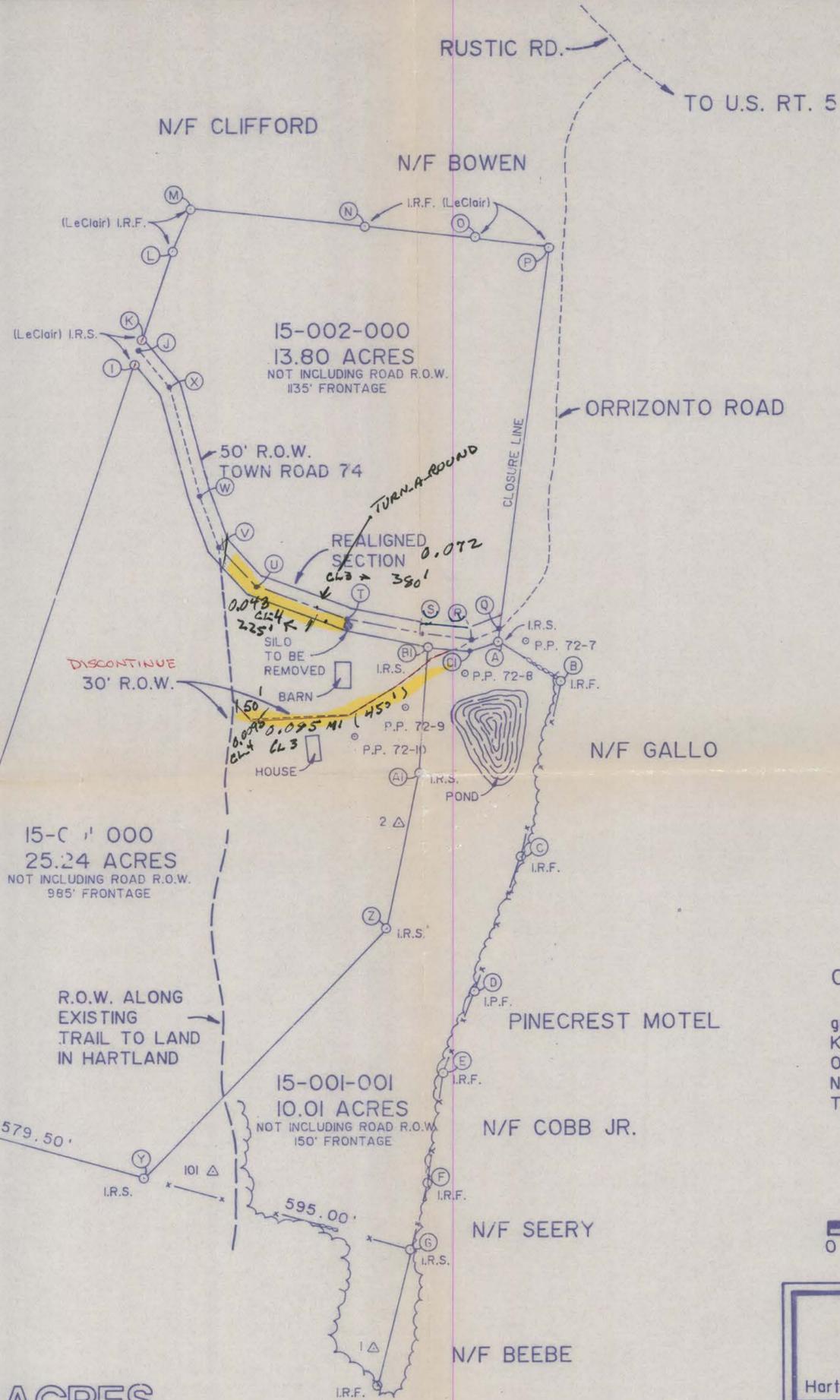
INTERNAL LINES

Charles R. Pato
John Korte
R. Mathom
Buth

APPROVED BY THE HARTFORD
 PLANNING COMMISSION
 ON AUG. 8, 1988

TOWN LINE
 HARTFORD
 HARTLAND

TOTAL LAND = 49.05 ACRES



LEGEND

Property Lines	—
Road Right Of Ways	—
Stone Wall Remains	—
Fence Remains	x x x x
Edge Of Woods	~
Traverse Points	△
Iron Pins (Found)	○ I.P.F.
Iron Rods (Found)	○ I.R.F.
Iron Rods (Set)	○ I.R.S.
Ground Points	•
Power Poles	○ P.P.
Existing Roads	- - -
Proposed Roads	- - -

CERTIFICATION:
 This survey was based on monumentation found, topographic evidence and information taken from map prepared by K.A. LeClair Assoc., Inc., Entitled "William E. & Joy C. McLaughry, Orizonto Road, Hartford, Vt. Project number 1191183A, Dated Nov. 12, 1987".
 The method of survey was with a Leitz Set 4 Total Station.

Robert W. Farnsworth
 Robert W. Farnsworth, R.L.S.# 21



SUBDIVISION FOR:	
PETER HARDING	
RR 1 BOX 234 HARTLAND, VT.	
Hartford Vermont	
FARNSWORTH SURVEYS - BROWNSVILLE, VERMONT (802) 484-9731	
DRAWING NO.: 88-769	DATE: July 13, 1988
SCALE: 1" = 200'	DRAWN BY: B.J.Reynolds

Rec'd 8/30/88 at 11:25 AM

Attest: *Richard A. Adams, Town Clerk*

P18

APPROVED BY TOWN OF HARTFORD
PLANNING COMMISSION, Nov. 24, 1986

J. Buch

D. Randall Spydell
C. R. [unclear]
[unclear]

HILDA & JOHN & PAUL & CURTIS DUPUIS
W. GILSON AVENUE
QUECHEE, VT. 05059

KENNETH & IRWIN CHAMBERS
QUECHEE, VT. 05059

JOSEPHINE & HENRI
& MICHAEL DUPUIS
W. GILSON AVENUE
QUECHEE, VT. 05059

ALAN E. DUNKLEE & PETER W. ROBES
P.O. BOX 182, WILDER, VT.
P.O. BOX 91, MERIDEN, N.H.
9.33± ACRES

WALTER ORF
W. GILSON AVENUE
WHITE RIVER JUNCTION
VT. 05001

EMILY SANDERSON
W. GILSON AVENUE
QUECHEE, VT. 05059

BRAGINETZ
QUECHEE-HARTLAND
ROAD, QUECHEE, VT.

GERALD HUNT
R.F.D., WHITE RIVER JUNCTION
VT.

NOTE:
PROPERTY-LINE IS STONEWALL & FENCE-LINE

NOTES

- LOT 9 SHALL BE ACCESSED FROM "CROSS ST." ONLY.
- LOT 42 TO BE RETAINED BY CONDOMINIUM ASSOCIATION AND SHALL NOT BE SOLD AS A SEPARATE PARCEL.

CLOSURE-LINES

E-F	N 80°-10'-00" E	195.9'
F-G	S 03°-34'-20" E	233.6'
H-J	S 10°-35'-30" E	109.5'
K-L	S 00°-41'-10" E	104.0'
L-M	S 00°-41'-20" E	422.6'

LEGEND

- EXISTING I.P.
- I.P. SET
- STONE WALL / FENCE
- FENCE LINE
- UTILITY POLE
- RIGHT-OF-WAY (R.O.W.)

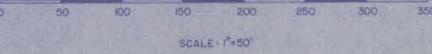
REVISIONS:	3/19/86	(R.O.W.'S, LOTS 14-20, 31 & 41, EAS'MENTS & DETAILS)	J.J.M.
REVISIONS:	3/10/86	(EASEMENTS, ACREAGES & MISC. DETAILS)	J.J.M.
REVISIONS:	2/24/86	(R.O.W.'S, LOTS 3-7, 10-20, 22, 24, 26, 28, 30 & PONDS)	J.J.M.
REVISIONS:	2/4/86	(42 - LOT SUBDIVISION)	J.J.M.



I HEREBY CERTIFY THAT AN (EDM) SURVEY HAS BEEN CONDUCTED.
ALL BOUNDARY-LINE INFORMATION HAS BEEN DETERMINED FROM THE
LOCATION OF EXISTING MONUMENTATION, FROM EXISTING DEEDS OF
RECORD AND EXISTING PLANS OF RECORD.

SURVEY & SUBDIVISION FOR
PROPERTY OF
ALAN E. DUNKLEE & PETER W. ROBES

QUECHEE-HARTLAND ROAD & W. GILSON AVE., QUECHEE, VT.



SCALE: 1"=50'

1/11/86 PREPARED BY: JAMES J. MITCHELL

PROJ. NO. 31486 HATHORN SURVEYS

CLOSURE-LINES

A-B	N 83°-40'-40" W	992.3'
B-C	N 66°-14'-20" W	152.6'
C-D	N 05°-11'-10" E	539.6'

EARL BALDWIN
BOX 192
QUECHEE, VT. 05059

CURVE DATUM:

#1	R = 31.4'
	L = 46.2'
	Δ = 84°-21'-40"
#2	R = 25.8'
	L = 43.0'
	Δ = 95°-38'-20"

PROPERTY-LINES

N-P	N 83°-40'-40" W	22.0'
Q-R	N 83°-40'-40" W	27.0'
S-T	N 38°-58'-00" W	50.9'
V-W	N 23°-05'-40" W	20.8'

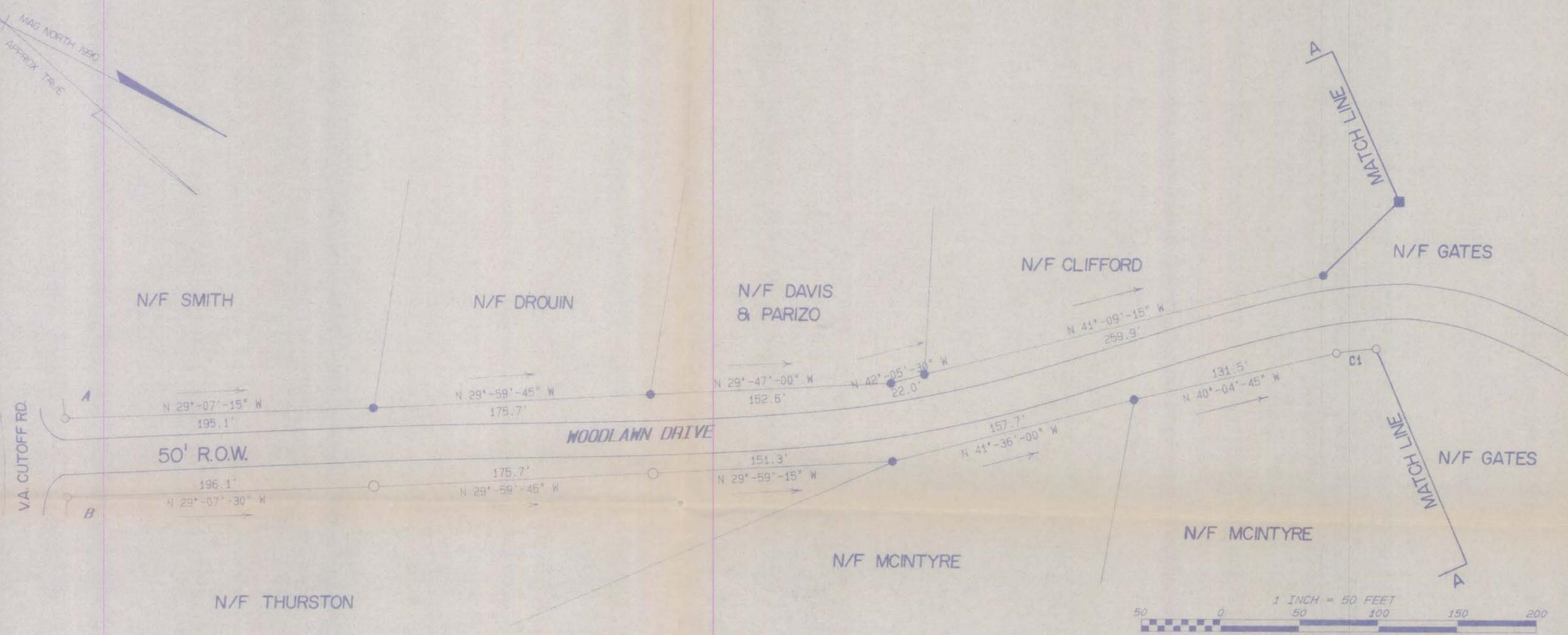
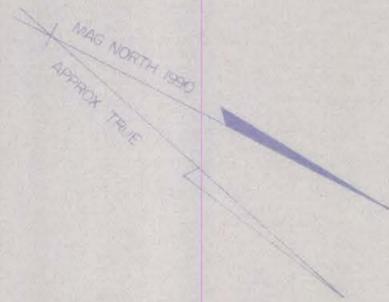
Rec'd Nov. 25, 1986 at 2:50 P.M.

Attest: [unclear] & [unclear] Town Clerk

NOTE: ALL BEARINGS REFERENCED TO MAGNETIC NORTH.

HATHORN SURVEYS
 ROY G. HATHORN L.S.
 P.O. BOX 533
 WILDER, VERMONT 05088
 (802) 295-5101

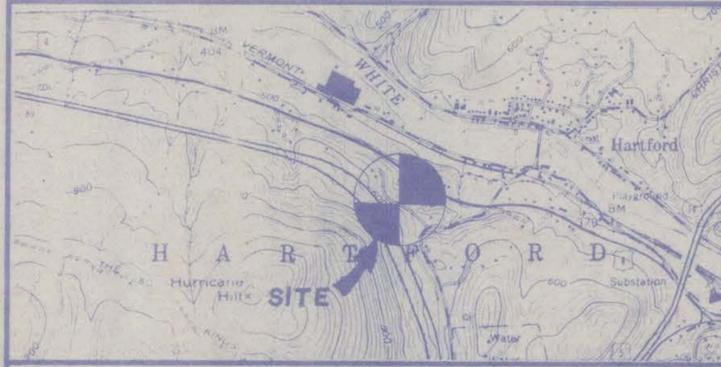
SHEET 1 OF 2



TIE
 A-B 50.0' S 61-07'-45" W

CURVE TABLE							
CURVE	ARC LENGTH	DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING	
C1	25.3	07°-15'-00"	200.0	12.7	25.3	N 33°-22'-37" W	

REVISIONS DATE	SUBJECT	BY
10/30/90	MATCH LINE / ABUTTERS	CDH



OWNERS OF RECORD
 JOHN W. & MARILYN C. GATES
 25 WOODLAWN DRIVE
 P.O. BOX 176
 W.R.J., VERMONT 05001

LEGEND
 ● IRON PIN FOUND
 ○ IRON PIN TO BE SET



I HEREBY CERTIFY THAT AN EDM SURVEY HAS BEEN CONDUCTED WITH THE USE OF A LIETZ S0M3E10 TOTAL STATION. FURTHERMORE THAT ALL BOUNDARY LINES WERE DETERMINED FROM THE FIELDNOTES OF SAID SURVEY, EXISTING FIELD MONUMENTATION, PLANS OF RECORD, AND DEEDS OF RECORD.

LAYOUT OF
 LOTS AND R.O.W.
 FOR
JOHN W. & MARILYN C. GATES
 WOODLAWN DRIVE, HARTFORD, VERMONT
 DATED: 10/18/90 PREPARED BY: C.D. HOLZWARTH
 PROJ. NO. 67290 HATHORN SURVEYS'

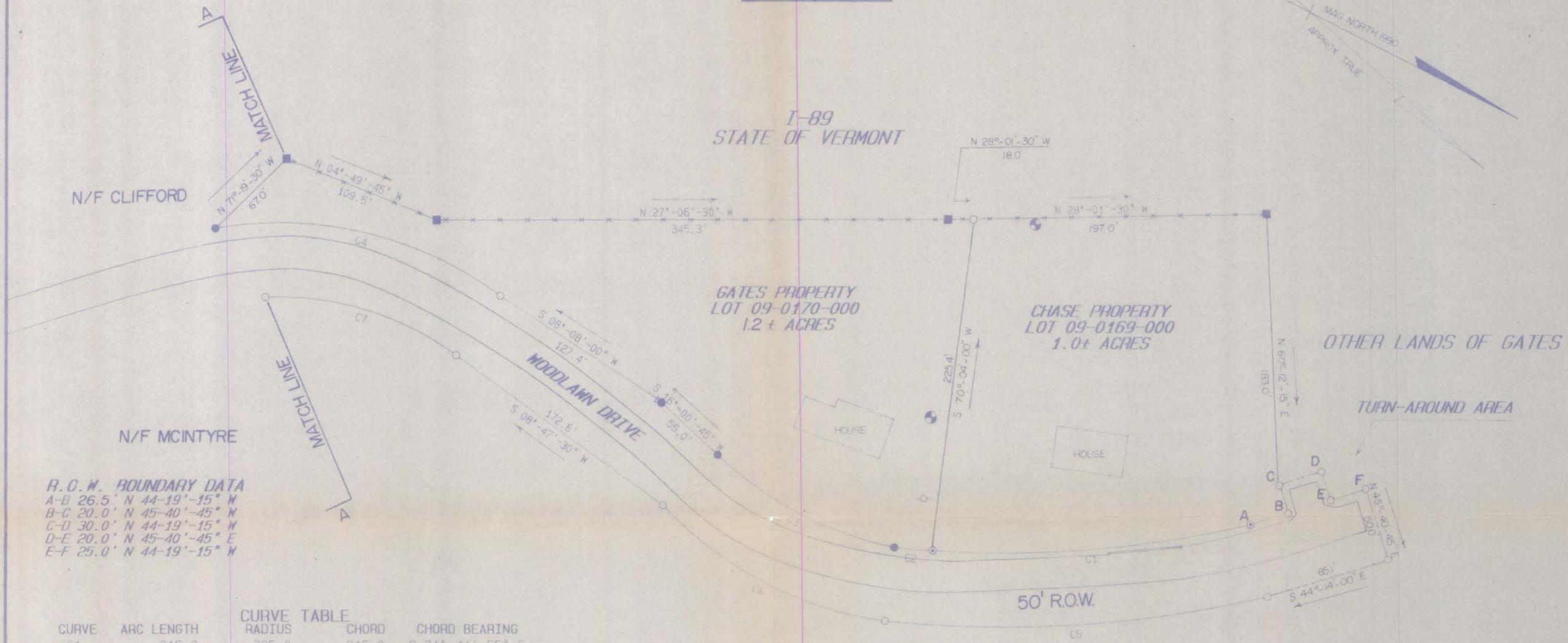
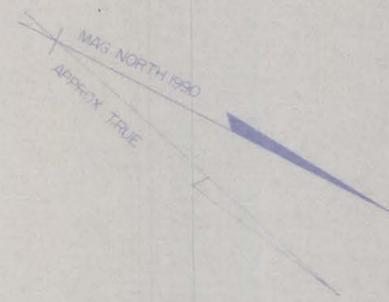
Rec'd 2/13/91 at 2:35 PM

Attest: *Richard A. Adams, Town Clerk*

199A

HATHORN SURVEYS
 ROY G. HATHORN L.S.
 P.O. BOX 533
 WILDER, VERMONT 05088
 (802) 295-5101

NOTE: ALL BEARINGS REFERENCED TO MAGNETIC NORTH.

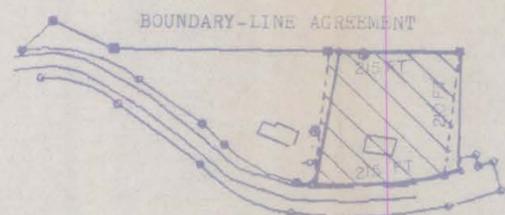


R.O.W. BOUNDARY DATA
 A-B 26.5' N 44-19'-15" W
 B-C 20.0' N 45-40'-45" W
 C-D 30.0' N 44-19'-15" W
 D-E 20.0' N 45-40'-45" E
 E-F 25.0' N 44-19'-15" W

CURVE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING
C1	215.8	725.0	215.0	S 33°-41'-55" W
C2	26.1	725.0	26.1	S 00°-00'-00" W
C3	136.5	250.0	136.0	S 00°-00'-00" W
C4	203.4	250.0	203.0	S 45°-00'-45" W
C5	259.4	775.0	259.0	S 10°-04'-16" W
C6	172.8	250.0	172.0	S 08°-47'-30" N
C7	137.4	200.0	134.7	S 08°-47'-30" N

OWNERS OF RECORD
 LOT 09-0170-000
 JOHN W. & MARILYN C. GATES
 30 WOODLAWN DRIVE
 P.O. BOX 176
 W.R.J., VERMONT 05001

LOT 09-0169-000
 EVERETT H. & DORIS H. CHASE
 30 WOODLAWN DRIVE
 P.O. BOX 813
 W.R.J., VERMONT 05001

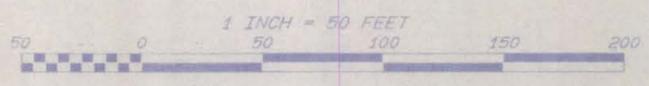


NOTE: CROSS-HATCHED AREA IS PROPERTY AS DEEDED IN BOOK 55, PAGE 524 AND LATER CHANGED IN BOOK 58 PAGE 540. ALSO THICK LINE IS PROPERTY AS AGREED BY OWNERS OF RECORD BY WAY OF BOUNDARY-LINE AGREEMENT AS SHOWN MORE ACCURATELY ON PLAN ABOVE.

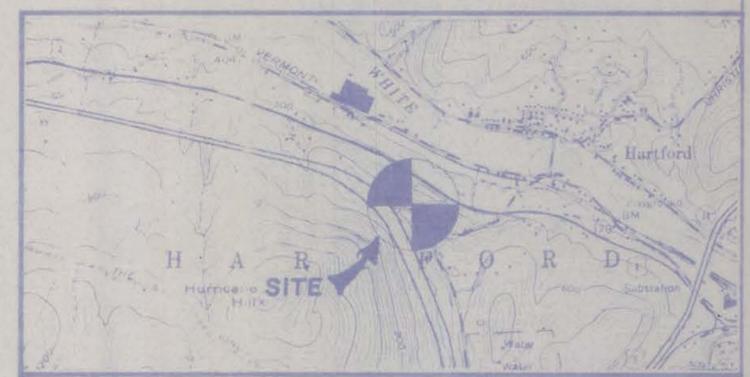
REVISIONS:

DATE	SUBJECT	BY
10/29/90	TURN-AROUND AREA	C.D.H.
01/30/90	MATCHLINE/ PL/ ABUTTERS	C.D.H.
11/06/90	BOUNDARY-LINE AGREEMENT	C.D.H.

- LEGEND
- EDGE OF ROAD
 - FENCE
 - UTILITY POLE
 - WELL
 - IRON PIN FOUND
 - GROUND POINT (NOT MARKED)
 - MONUMENT FOUND
 - IRON PIN TO BE SET
 - IRON PIN SET



I HEREBY CERTIFY THAT AN EDM SURVEY HAS BEEN CONDUCTED WITH THE USE OF AN EDM3E10 TOTAL-STATION FURTHERMORE THAT ALL BOUNDARY LINES WERE DETERMINED FROM THE FIELDNOTES OF SAID SURVEY, EXISTING FIELD MONUMENTATION, PLANS OF RECORD, AND DEEDS OF RECORD.



LAYOUT OF
 LOTS AND R.O.W.
 FOR
JOHN W. & MARILYN C. GATES
 WOODLAWN DRIVE, HARTFORD, VERMONT
 DATED: 10/18/90 PREPARED BY: C.D. HOLZNARTH
 PROJ. NO. 67290 HATHORN SURVEYS'

Rec'd 2/13/91 at 2:35 P.M.

Attest: *Robert A. Adams, Town Clerk*

199B