



DIXON, CORBIN AND MATTHEWS, VIVIAN
TO

CARTER, KEITH AND TARA M. AND
JONES, SEAN AND WHITCOMB, ERIN

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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS That,

CORBIN DIXON of the Town of Staunton, County of Augusta
and State of Virginia and VIVIAN I. MATTHEWS of the Town
of Essex Junction, County of Chittenden and State of Vermont.

hereinafter referred to as GRANTOR for and in consideration of

-----TEN AND MORE DOLLARS-----

paid to GRANTOR'S satisfaction by

KEITH D. CARTER AND TARA M. CARTER of the Town of St. Albans, County
of Franklin and State of Vermont and SEAN JONES and ERIN WHITCOMB of the
Town of Cambridge, County of Lamoille and State of Vermont

hereinafter referred to as GRANTEE do hereby GIVE, GRANT, SELL, CONVEY AND
CONFIRM unto GRANTEE

KEITH D. CARTER and TARA M. CARTER, husband and wife,
tenants by the entirety, holding a one half undivided interest as tenants in
common with SEAN JONES and ERIN WHITCOMB, holding a one-half
undivided interest as joint tenants with all rights of survivorship.

and GRANTEE's heirs, executors, administrators, successors and assigns forever a certain
piece of land located in the Towns of Underhill and Westford, County of Chittenden and
State of Vermont described as follows, viz:

Being a vacant parcel of land containing 115 acres, more or less, and being a portion of all and the
same lands and premises conveyed to Walter E. Matthews (now deceased), Vivian I. Matthews and
Corbin Dixon by Warranty Deed of Madeline M. Salter which deed is dated the 24th day of
September, 1957 and recorded in Book 37 at Page 130 of the Underhill Land Records. Meaning to
convey all the remaining lands and premises of Corbin Dixon and Vivian I. Matthews located in

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the Towns of Underhill and Westford, Vermont. This conveyance is made in gross and no warranty is made as to the exact acreage or boundaries herein conveyed.

Included in this conveyance by Quit Claim only is all right, title and interest of the within Grantor in and to that access to the property gained through lands and premises of Hobart as more particularly set forth in a deed of Dennis L Ailor and Jane N. Ailor to Walter E. Matthews (now deceased), Vivian I. Matthews and Corbin Dixon which deed is dated the 27th day of June, 1991 and recorded in Book 62 at Page 491 of the Westford Land Records.

This conveyance is made subject to spring and pipeline rights of Hobart in and to an existing spring formerly connected to the Hobart home.

The within conveyed lands and premises are no part of the within Grantors' homestead.

This conveyance shall act as a deed of Quit Claim only as to any portion of the herein conveyed real estate which may lie within any road or highway right of way.

All taxes, municipal and other charges, if any, connected with the herein conveyed real estate shall be prorated as of the date of this deed, and the herein Grantee shall be liable therefore hereafter.

This conveyance is made subject to and with the benefit of highway easements, utility easements, easements for ingress and egress, water and pipeline rights, if any, and rights incident to each of the same as may appear more particularly of record provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated.

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

TO HAVE AND TO HOLD said premises with all privileges and appurtenances thereto unto the said GRANTEE

KEITH D. CARTER and TARA M. CARTER, husband and wife,
tenants by the entirety, holding a one half undivided interest as tenants in
common with SEAN JONES and ERIN WHITCOMB, holding a one-half
undivided interest as joint tenants with all rights of survivorship

and GRANTEE'S heirs, executors, administrators, successors and assigns to their own use and behoof forever and the said GRANTOR for GRANTOR and GRANTOR'S heirs, executors, administrators, successors and assigns does hereby covenant with GRANTEE and GRANTEE'S heirs, executors, administrators, successors and assigns that until the sealing of these presents GRANTOR is the sole owner of the premises and has good

right and title to convey same in the manner aforesaid, that said premises are conveyed FREE FROM EVERY ENCUMBRANCE, except as aforesaid, and GRANTOR hereby engages to WARRANT AND DEFEND the same against all lawful claims, whatever.

IN WITNESS WHEREOF, We hereunto set our hand(s) this 7th day of July, 2003.

IN THE PRESENCE OF:

[Signature]
Witness Daniel L. Overton

[Signature]
Corbin Dixon

[Signature]
Vivian I. Matthews

STATE OF VERMONT
COUNTY OF Chittenden, SS.

At Essex Jct in said County and State on this 7th day of July, 2003 personally appeared

VIVIAN I. MATTHEWS and CORBIN DIXON

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

My Commission Expires:
2/10/07

Before me, [Signature]
Notary Public
Daniel L. Overton

Received for record july 11, 2003 at 10:15 A.M.

ATTEST: Sherrimon, Town Clerk