

## **Appendix 6.2.TDI-NE.2**

**NECPL - Deed for 55 Bay Road, Alburgh**

## TOWN CLERK'S OFFICE

ALBURGH, VT

November 18 2013at 3 o'clock 41 minutes P M.

received this instrument for record

and recorded in Vol. 1100 Page 1102-104

at Town of Alburgh Land Records

Attest: DJ Choyniere Asst  
Town ClerkVermont Property Transfer Tax  
32 V.S.A. Chap. 231**-ACKNOWLEDGMENT-**

RETURN RECEIVED

Return No. 2013-113Signed: DJ Choyniere Asst ClerkDate: November 18, 2013**TRUSTEE'S DEED**

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, HOLLY L. DUHAMEL,  
of the Town of Highgate, in the County of Franklin and State of Vermont, SUCCESSOR  
TRUSTEE of the FLORENCE T. AUBIN REVOCABLE TRUST u/t/a dated January 4, 2007,  
SEND GREETING:

WHEREAS, pursuant to the terms and conditions of a certain Trust Deed to FLORENCE  
THERESA AUBIN, TRUSTEE of the FLORENCE T. AUBIN REVOCABLE TRUST u/t/a  
dated January 4, 2007, and recorded in Volume 130, Page 512 of the Land Records of the Town  
of Alburgh, authority was given to HOLLY DUHAMEL, SUCCESSOR TRUSTEE, to grant,  
bargain, sell, convey and confirm the land and premises more particularly described in said Trust  
Deed.

NOW, KNOW YE, that pursuant to the terms and conditions of said Trust Deed, and not  
otherwise, and in consideration of the sum of One or More Dollars, the receipt whereof is hereby  
acknowledged, I, HOLLY L. DUHAMEL, SUCCESSOR TRUSTEE, do by these presents  
hereby GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said Grantee,  
CHAMPLAIN VT, LLC, a New York Limited Liability Company, with an office and principal  
place of business in the City of Albany, in the County of Albany and State of New York, its  
successors and assigns forever, a certain piece of land in the Town of Alburgh, in the County of  
Grand Isle and State of Vermont, described as follows:

Being a shore lot of land with all buildings thereon located on the westerly side of Town  
Highway #7 and having a frontage on said Town Highway of 195 feet, more or less, with a shore  
frontage of 206 feet, more or less, and a depth of about 1,000 feet, and bounded and described as  
follows: Beginning at a point being an iron stake set in the west line of said highway and  
marking the northeast corner of land this day conveyed by Quit Claim Deed of the Grantor  
herein to Mary Louise Aubin Baron, et ux, thence running westerly along said Baron north line  
1,000 feet, more or less, to the low water mark of Lake Champlain; thence turning and running  
northerly along the low water mark 206 feet to a point opposite an iron stake set near the shore

line; thence turning and running easterly through said iron stake in a straight line along the southerly line of Leon Aubin, et ux, 1,000 feet, more or less, to an iron stake set in the west line of said Town Highway #7; thence turning and running southerly along said west line of Town Highway #7, 195 feet, more or less, to the point of beginning.

Being all and the same land and premises conveyed to Florence Theresa Aubin by Quit Claim Deed of Carl S. Gregg, Esq., dated March 10, 1967, of record in Volume 39, Page 29 of the Land Records of the Town of Alburg. Said deed contains the following language:

"Also conveyed hereby and granted is the right to have all of the remaining lands and premises owned by the late Itha M. Aubin and this day conveyed by Quit Claim Deeds of the Grantor herein to brothers and sisters of the Grantee and their respective spouses, restricted and prohibited from the erection or placement of any building or structure, temporary or permanent, including house trailers, beyond 200 feet from the shore line during the lifetime or ownership of the above described of the Grantee herein."

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, CHAMPLAIN VT, LLC, and its successors and assigns, to it and its own use and behoof.

And I, HOLLY L. DUHAMEL, SUCCESSOR TRUSTEE aforesaid, do covenant with the said CHAMPLAIN VT, LLC, its successors and assigns, that I am duly authorized by said Trust Deed to convey the same to said CHAMPLAIN VT, LLC, in manner and form aforesaid, that I, HOLLY L. DUHAMEL, SUCCESSOR TRUSTEE aforesaid, and my successors and assigns, shall WARRANT AND DEFEND said premises against all persons claiming the same by, from and under the said HOLLY L. DUHAMEL, SUCCESSOR TRUSTEE of the FLORENCE T. AUBIN REVOCABLE TRUST, but against no other person.

IN WITNESS WHEREOF, I, HOLLY L. DUHAMEL, SUCCESSOR TRUSTEE, hereunto set my hand and seal this 15<sup>th</sup> day of November, 2013.

IN PRESENCE OF:

FLORENCE T. AUBIN REVOCABLE TRUST

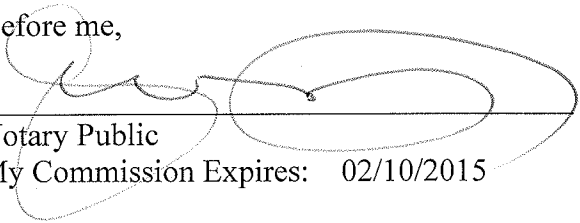
  
Witness

By:   
Holly L. Duhamel, Successor Trustee

STATE OF VERMONT  
COUNTY OF FRANKLIN, SS.

At St. Albans, Vermont in said County this 15<sup>th</sup> day of November, 2013, personally appeared Holly L. Duhamel, Successor Trustee of the Holly L. Duhamel Revocable Trust u/t/a dated January 4, 2007, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed, and the free act and deed of said Trust.

Before me,



Notary Public

My Commission Expires: 02/10/2015