

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that LOUISE A. ZYGO, of the Town of Rutland, County of Rutland, and State of Vermont, in the consideration of One Dollar (\$1.00) and other good and valuable consideration paid to my full satisfaction by PAUL S. KULIG, of the Town of West Rutland, County of Rutland, and State of Vermont, Grantee, has REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said PAUL S. KULIG, Grantee, himself, his heirs or assigns, all right and title which LOUISE A. ZYGO, Grantor, for herself and her heirs has in, and to a certain piece of land located at 146 Easy Street, in the Town of Rutland, County of Rutland, State of Vermont, described as follows:

Being all of the lands and premises conveyed to Louise Zygo by warranty deed of Raymond G. and Evelyn M. Dancoes, dated August 1, 1985, and recorded at Book 43, p. 9 of the Rutland Town Land Records, which lands and premises are more particularly described in Schedule A attached hereto.

And further described in Schedule A attached hereto and made a part of.

The Grantor, LOUISE A. ZYGO, hereby reserves the exclusive use, possession and enjoyment of the lands and premises together with the rents, profits and produce thereof during her life. In addition, the Grantor reserves the exclusive right to sell or mortgage the property and receive all proceeds from the sale and or mortgaging of the property without the need of Grantee or his heirs or assigns joining in the conveyance.

TO HAVE AND TO HOLD right and title in and to said quit claimed premises, with the appurtenances thereof, to the said Grantee, PAUL S. KULIG. himself and his heirs and assigns forever.

AND FURTHERMORE the said Grantor, LOUISE A. ZYGO, does for herself, her

executors and administrators, covenant with the said PAUL S. KULIG, Grantee, himself, his heirs or assigns, that from and after the enscealing of these presents the said Grantor, LOUISE A. ZYGO, will have and claim no right, in, or to the said quitclaimed premises, except as foresaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 12<sup>th</sup> day of June, 2014.

Louise A. Zygo  
LOUISE A. ZYGO

STATE OF VERMONT  
RUTLAND COUNTY, SS

At Rutland, in Rutland County and State of Vermont, this 12<sup>th</sup> day of June, 2014, LOUISE A. ZYGO, personally appeared, and she acknowledged this instrument, by herself sealed and subscribed, to be her free act and deed.

Before me:

C. Sullivan  
Notary Public

My Commission Expires: 2/10/2015

## SCHEDULE A

Being all and the same lands and premises conveyed to Raymond G. Dancoes and Evelyn M. Dancoes, husband and wife, by Richard L. Sharon and Jemima R. Sharon, husband and wife, by Deed dated September 14, 1968 and recorded in the Land Records of the Town of Rutland in Book 18 at Page 237. The premises being therein bounded and described as follows:

"Being all and the same lands and premises conveyed to Richard L. Sharon and Jemima R. Sharon, husband and wife, by Gerald E. Young and Nancy J. Young, husband and wife, by Warranty Deed dated the 5th day of April, 1965, recorded in the Land Records of the Town of Rutland, in Book 16 at Page 73 and therein bounded and described as follows:

Beginning at an iron pin set in the center of the stone wall marking the easterly line of lands of Albert P. and Margaret K. Adams and located about thirty nine (39) rods southerly, as measured along said stone wall, from an iron pipe at the northerly end thereof at the southerly line of Post Road, so-called; thence from the iron pin at the point of beginning which marks the southwesterly corner of a parcel of land recently conveyed to Frank H. Manney and Gertrude J. Manney, running S. 80°-25' E. two hundred twenty seven and five tenths (227.5) feet along the southerly line of the said Manney lands to an iron pipe at the southeasterly corner thereof and at the westerly line of a strip of land fifty (50) feet in width to be subsequently conveyed by the within named grantors to the Town of Rutland for a highway to be known as Easy Street; thence running S. 9°-35' W. one hundred fifty (150) feet along the westerly line of said fifty (50) foot strip to an iron pipe in the northerly line of the parcel of land conveyed to Samuel G. Young, Sr. and Laura Mae Young by Deed of Gerald E. Young and Nancy J. Young dated September 11, 1964, recorded in Volume 15 at Page 512 of the Rutland Town Land Records; thence running N. 80°-25' W. two hundred twenty two (222) feet, more or less, along the northerly line of the said Samuel G. and Laura Mae Young parcel to a marble post with an iron pin beside it at the northwesterly corner of said parcel and in the center of the stone wall; thence running about N. 9° E. one hundred fifty (150) feet along the stone wall on the easterly line of the before mentioned Adams lands, formerly of Leigh Hunt, to the place of beginning.

The above described parcel contains seventy seven (.77) hundredths of an acre of land situated southerly of but not adjacent to Post Road, so-called, and is a portion of the lands and premises conveyed to Gerald E. and Nancy J. Young, grantors herein named, by Sherwood D. and Clare W. Abbott, by Warranty Deed dated June 5, 1956, recorded in Volume 13 at Page 5 of the Rutland Town Land Records.

The grantors convey to the grantees, their heirs and assigns, a right of ingress and egress to and from the above described parcel over and along the strip of land fifty (50) feet in width that borders the easterly line of the above described parcel and extends northerly to the southerly line of Post Road. Said right of way is over and along the laid out roadway, presently rough graded, that will be subsequently conveyed to the Town of Rutland for a highway to be known as Easy Street. Said right of way will terminate as soon as the Town of Rutland accepts said strip of land and establishes the highway.