Warranty Deed, H. W. Brooks to Mount Pleasant Lodge No. 60 I.O.O.F.

Know all Men by these Presents:

That I, H. W. Brooks

of Warren in the County of Washington and State of Vermont

in the consideration of One Thousand Dollars,

paid to my full satisfaction by Mount Pleasant Lodge No. 60 I.O.O.F.

of Warren in the County of Washington and State of Vermont

by these presents, do freely give, grant, sell, convey and confirm unto the said Lodge their successors

~~and~~ ~~heirs~~ and assigns forever, a certain piece of land in Warren in the

County of Washington and State of Vermont, described as follows, viz:

It being the Eaton A. Heath barn now used for a store and Post-Office, that was deeded to me the said H. W. Brooks by a Warranty Deed dated January 12th A. D. 1910 and found recorded in Vol 17 Page 57 of Warren Land Records, to which deed and record reference may be had for a more complete description of said land and premises, included in this deed is nine feet 6 inches of Wood shed from the West side joining this building, the west line is to start from this 9½ ft. of shed and run diagonally to main highway, the line to be 20 ft, from the northwest corner of said building, to be 20 feet measured square with the north end of said building, including a right of way to the shed on the southwest corner; the northend being bounded by the highway, east side line to be within 2 ft. of a building used for a garage, said H. W. Brooks or his heirs or assigns hereby agree not to build or cause to be built any fence or obstruction of any kind within 30 ft. of said building on the west side.

Possession of said building being given June 1st. A. D. 1924.

$1.00 Revenue Stamps.

To Have and to Hold said granted premises, with all the privileges and appurtenances thereof, to the said Mount Pleasant Lodge No. 60 I. O. O. F. their successors ~~heirs~~ and assigns, to their own use and behoof forever.

and I the said H. W. Brooks for myself

and my heirs, executors and administrators, do covenant with the said Lodge, their successors ~~heirs~~ 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 a mortgage with the property to the Capital Sav. Bank & Trust Co. which the said H. W. Brooks agreed to pay, and I hereby engage to warrant and defend the same against all lawful claims whatever.

except as above mentioned

In Witness Whereof I hereunto set my hand and seal this 10th day of May A. D. ~~190~~ 1924

IN PRESENCE OF

Flora A. La Mordes
Harold B. La Mordes

H. W. Brooks (L. S.)
L. S.
L. S.
L. S.

State of Vermont, Washington County, ss. } At Warren this 10th day of May A. D. ~~190~~ 1924

H. W. Brooks

personally appeared and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

BEFORE ME Flora B. La Mordes

Warren Town Clerk's Office, May 10 A. D. 1924, at 4 o'clock, 15 minutes P. M.

Received the deed of which the foregoing is a true record.

Attest, Flora B. La Mordes Town Clerk.

WARRANTY DEED FORM Arline W.Strachan TO Robert B.Hall & Blair S.Hall

Know all Men by These Presents:

That I, Arline W.Strachan

of Warren in the County of Washington and State of Vermont Grantor, in the consideration of ONE AND MORE ---------- Dollars paid to my full satisfaction by Robert B.Hall and Blair S.Hall,husband and wife, both

of Starksboro in the County of Addison and State of Vermont Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, Robert B.Hall and Blair S.Hall

and their heirs and assigns forever, a certain piece of land in Warren in the County of Washington and State of Vermont, described as follows, viz.:

PARCEL NO. 1: Being a parcel of land with dwelling house and out buildings thereon, formerly known as the 'Senor Place', situate on the easterly side of the highway running through Warren Village, so-called, and being all and the same lands and premises conveyed to the herein Grantor by Warranty Deed of Lena B.Chase, dated March 10,1959, and recorded in Book 23 at Page 393 of the Warren Land Records.

Being also all and the same lands and premises conveyed to the said Lena B.Chase and Ernest B.Chase, her husband,who predeceased her, by Warranty Deed of Melvin S.Long and Beatrice S.Long, dated June 21, 1946, and recorded in Book 23 at Page 12 of the Warren Land Records.

Subject to and with the benefit of the water rights, including the provisions for maintenance and repair, set forth in the said deed from Melvin S.Long and Beatrice S.Long to the said Lena B.Chase, amended by Agreement between the said Lena B.Chase and Albert J.Neill and Thelma L. Neill, dated February 2,1952, and recorded in Book 22 at Page 423 of the Warren Land Records.

Subject further to a right of way for the purpose of ingress and egress as set forth in said deed from the said Melvin S.Long and Beatrice S.Long to the said Lena B.Chase.

PARCEL NO. 2: Being a parcel of land with three story building thereon, formerly known as the 'I.O.O.F. Hall' situated easterly of the lands and premises herein conveyed as 'Parcel No. 1', and being all and the same land and premises conveyed to the herein Grantor by Warranty Deed of Mount Pleasant Lodge No. 60 I.O.O.F., dated April 15, 1959, and recorded in Book 23 at Page 396 of the Warren Land Records.

Being all and the same land and premises conveyed to the said Mount Pleasant Lodge No. 60 I.O.O.F. by Warranty Deed of H.W.Brooks, dated May 10, 1924, recorded in Book 17 at Page 177 of the Warren Land Records.

Reference is hereby made to the above instruments and their records, and to the instruments and their records cited therein, in aid of the title to and description of the lands and premises herein conveyed.

To Have and to Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Robert B.Hall and Blair S.Hall, as tenants by the entirety, and their heirs and assigns, ~~to the~~ ~~and~~ ~~heirs and assigns~~, to their own use and behoof forever; and I the said Grantor, Arline W.Strachan for myself and my heirs, executors and administrators, do covenant with the said Grantees, Robert B.Hall and Blair S.Hall, ~~heirs 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 afore said and I do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as afore said.

In Witness Whereof I hereunto set my hand and seal this 5th day of November A.D. 19 65

IN PRESENCE OF

Emma R.Ford

Laurence H.Ford

Arlien W.Strachan L.S.

State of Vermont } At Warren

Washington County, ss. } Nov. 5th 19 65

Arline W.Strachan

personally appeared, and she acknowledged this instrument by her free act and deed.

Before me, Paul E. [illegible]

Warren Town Clerk's Office, Warren, Vt.

Received for record a Deed of which the foregoing is a true copy, at [illegible] o'clock [illegible] M.

I hereby certify that United States stamps in the amount of [illegible] were affixed to the original instrument and were duly cancelled.

Attest: [illegible]

Clerk

WARRANTY DEED FORM Mount Pleasant Lodge No 60 I.O.O.F. TO Arline W.Strachan

Know all Men by These Presents:

That Mount Pleasant Lodge No 60 I.O.O.F.

of Warren in the County of Washington and State of Vermont Grantor, in the consideration of Ten and more ---- --- ---------- Dollars paid to its full satisfaction by Arline W.Strachan

of Burlington in the County of Chittenden and State of Vermont Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee Arline W.Strachan

and her heirs and assigns forever, a certain piece of land in Warren in the County of Washington and State of Vermont, described as follows, viz:

It being all and the same land and premises conveyed to Mount Pleasant Lodge No. 60 I.O.O.F. Warren,Vermont from H.W.Brooks,by Warranty Deed dated May 10th A.D.1924 and of record in Book 17 Page 177 of the Warren Land Records.

It being a three atory building formerly used and occupied by Mount Pleasant Lodge No.60 I.O.O.F. known as the I.O.O.F. Hall,included in this deed is nine feet six inches of shed from the west side joining this building,the west line is to start from this 9½ ft. of shed and run diagonally to main highway,the line to be 20 ft.from the northwest corner of said building,to be 20 feet measured square with the north end of said building,including a right of way to the shed on the southwest corner,the north end being bounded by the highway,east side line to be within 2 ft.of a building used for a garage,said H.W.Brooks or his heirs or assigns hereby agree not to build or cause to be built any fence or obstruction of any kind within 30 ft.of said building on the west.

There is further conveyed in this deed all personal property now located in said building except the organ and desk.

This deed is executed by the Grand Master of the Grand Lodge I.O.O.F. of Vermont,in accordance with the by laws of the Grand Lodge I.O.O.F. of Vermont,said Mount Pleasant Lodge No.60 I.O.O.F. of Warren,Vermont,having become inactive and forfeited its Charter.

To Have and to Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee Arline W.Strachan and her heirs and assigns, to their own use and behoof forever and it the said Grantor Mount Pleasant Lodge No. 60 I.O.O.F. for itself and its ~~and~~ successors ~~heirs, executors and administrators~~ do covenant with the said Grantee Arline W.Strachan and her heirs and assigns that until the ensealing of these presents, The Grand Lodge I.O.O.F. of Vermont is 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 the 1959 taxes which the said Arline W.Strachan assumes and agrees to pay. and it the Grand Lodge I.O.O.F. of Vermont hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever.

In Witness Whereof I hereunto set my hand and seal this 15th day of April A. D. 1959

IN PRESENCE OF

Emma R.Ford

Ivan K.Inglis

By Frank E.Woodbury (L. S.)

Gran Master of the Grand Lodge L. S.

I.O.O.F. of Vermont (SEAL) L. S.

L. S.

L. S.

State of Vermont
Washington County, ss.

At Warren this 15th day of A. D. 19

Frank E.Woodbury,Grand Master of the Grand Lodge I.O.O.F. of Vermont

personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before Me Emma R.Ford, Notary Public.

Warren Town Clerk's Office April 15th A. D. 1959, at 10 o'clock 30 minutes A. M.

Received for record a Deed, of which the foregoing is a true copy.

A True Record. Attest, Emma R. Ford Town Clerk.

I hereby certify that United States stamp to the amount of $ 55¢ were affixed to the foregoing instrument and were duly canceled.

Attest: Emma R. Ford Town Clerk.

TUTTLE STATIONERY CO., RUTLAND, VT.

WARRANTY DEED FORM Mount Pleasant Lodge No 60 I.O.O.F. TO Arline W.Strachan

Know all Men by These Presents:

That Mount Pleasant Lodge No 60 I.O.O.F.

of Warren in the County of Washington and State of Vermont Grantor, in the consideration of Ten and more ---- --- ---------- Dollars paid to its full satisfaction by Arline W.Strachan

of Burlington in the County of Chittenden and State of Vermont Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee Arline W.Strachan

and her heirs and assigns forever, a certain piece of land in Warren in the County of Washington and State of Vermont, described as follows, viz:

It being all and the same land and premises conveyed to Mount Pleasant Lodge No. 60 I.O.O.F. Warren,Vermont from H.W.Brooks,by Warranty Deed dated May 10th A.D.1924 and of record in Book 17 Page 177 of the Warren Land Records.

It being a three atory building formerly used and occupied by Mount Pleasant Lodge No.60 I.O.O.F. known as the I.O.O.F. Hall,included in this deed is nine feet six inches of shed from the west side joining this building,the west line is to start from this 9½ ft. of shed and run diagonal
20 feet
on the s
2 ft.of
build or
on the w

building

accordan
No.60 I.

Section II—Returns

CLAUSE 1. It shall be the duty of the last past Officers to prepare and forward to the Grand Lodge, immediately, the result of the elections, including the names of those initiated, admitted by card, rejected, withdrawn by card, suspended or expelled, and the cause thereof; reinstated and deceased; together with the number of degrees conferred; the whole number in membership; the amount of receipts, and the result of the election of officers, accompanied by whatever amount may be due the Grand Lodge.

CLAUSE 2. It shall be the duty of the Lodge, also, to forward to the Grand Lodge, in like manner, up to the first day of January, annually, a full return of the members of the Lodge, ranked according to the degrees attained, and a statement of the nnmber of brothers relieved by the Lodge the past year; the number of widowed famllies relieved, and the number of brothers buried, with the amount of money applied to each of these purposes, designating the amount paid for the education of orphans.

Section III—Forfeiture of Charter

CLAUSE 1. Should this Lodge fail to make its returns, as required by the second Section of this Article, for two successive terms, it shall thereby forfeit its Charter and become extinct; and it shall become the duty of the last installed officers to transmit or surrender to the Grand Secretary (or such other brother as may be appointed by the Grand Lodge to receive them) the charter, books, papers, furniture and funds of the Lodge. (Section of By Laws of Mount Pleasant Lodge No.60 I.O.O.F. of Warren,Vermont

Section 16. When a lodge shall have been suspended, or its charter forfeited, the charter, funds, books, property and effects of all kinds shall revert to the Grand Lodge. And it shall be the duty of the last installed officers of such lodge to deliver the same immediately to the Grand Master or to a brother appointed by him to receive them. And if any officer or member having custody of any part of said property or effects shall refuse to surrender them, he shall be forever excluded from membership in this jurisdiction even if his lodge shall be reinstated.

Section 16. above,By Laws of the Grand Lodge I.O.O.F. of Vermont.

To Have
Arline
and i
xxxd suc
of the pre
ENCUMB
and it
hereby en

In Witnes

State
Washing
Vermon
personally
free act a

Re

I h
instrumen

TUTTLE STATIONERY CO., RUTLAND, VT.

WARRANTY DEED

Robert B.Hall & Blair S.Hall TO David Sellers & William Rienecke

192

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That We, Robert B. Hall and Blair S. Hall, husband and wife, both of Starksboro, County of Addison, State of Vermont, GRANTORS, in consideration of ONE AND MORE DOLLARS paid to our full satisfaction by David Sellers and William Rienecke, both of Warren, County of Washington, State of Vermont, GRANTEES, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said GRANTEES, David Sellers and William Rienecke, and their heirs and assigns forever, a certain piece of land in Warren, County of Washington, State of Vermont, described as follows:

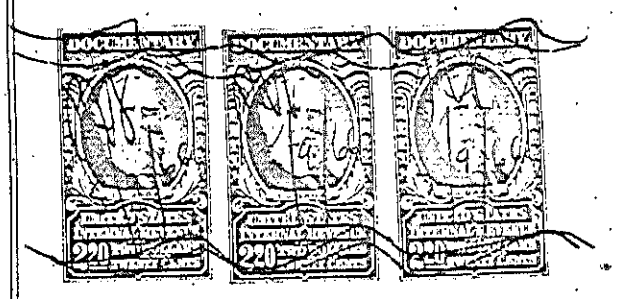
> Being that portion of the lands and premises conveyed to the herein Grantors by Warranty Deed of Arline W. Strachan, dated November 5, 1965, and recorded in Book 26 at Page 549 of the Warren Land Records, on which is situate both the former 'I. O. O. F. Hall' and the former 'Chase' or 'Senor' barn, and which is thought to contain one fourth (1/4) acre of land, more or less.
>
> Meaning and intending hereby to convey all that portion of the lands and premises described in the above deed situate easterly of the westerly line of the lands and premises conveyed to the said Arline W. Strachan by Mount Pleasant Lodge No. 60, I. O. O. F., dated April 15, 1959, and recorded in Book 23 at Page 396 of the Warren Land Records, and easterly of an extension southeasterly or southerly of said westerly line. Said westerly line is described in the latter deed as being a line running on a diagonal between points nine and one half feet (9½') from the southwest corner of the said building and twenty feet (20') from the northwest corner of said building.
>
> Excluded and reserved from this deed is a drilled well situate westerly of the said 'I. O. O. F. Hall', and the rights incident thereto, including the right to enter the lands herein conveyed for the purpose of maintenance and repair, if said well is found to be situate in whole or in part on the lands herein conveyed.
>
> Included in this deed is a right of way in common with the Grantors westerly of the lands herein conveyed for the purpose of ingress and egress and the parking of vehicles in such area as the Grantors, their heirs and assigns, shall determine from time to time.

PHYLLIS I. ARMSTRONG
LAWYER
MIDDLEBURY
VERMONT

194

this 9th day of May, 1966, Robert B. Hall and Blair S. Hall personally appeared, and they acknowledged this instrument, by them signed and sealed, to be their free act and deed.

Before me, Phyllis I. Armstrong
NOTARY PUBLIC



Received for record May 10th A.D. 1966 at 11 o'clock A.M.

Attest, Emma R. Ford
Town Clerk

PHYLLIS I. ARMSTRONG
LAWYER
MIDDLEBURY
VERMONT