

Exhibit #1  
6/24/2019  
Admitted

# Know all Persons by These Presents

That I, WENDELL <sup>F</sup> SHEPARD

of Hardwick *in the County of Caledonia*  
and State of Vermont *Grantor*, in the consideration of  
One Dollar and other valuable consideration ----- Dollars  
paid to my *full satisfaction by*

WENDELL <sup>F</sup> SHEPARD and BEVERLY SHEPARD, husband and wife,

of Hardwick *in the County of Caledonia*  
and State of Vermont *Grantees*, by these presents, do  
*freely* *Give, Grant, Sell, Convey And Confirm* unto the said Grantees,  
WENDELL <sup>F</sup> SHEPARD and BEVERLY SHEPARD, husband and wife,  
as tenants by the entirety with right of survivorship,

*and their heirs and assigns forever, a*  
*certain piece of land in Greensboro in the*  
*County of Orleans and State of Vermont, described as*  
*follows, viz:*

Being all and the same land and premises conveyed to Wendell S. Shepard by Quitclaim Deed of R.C. Sherbino and Carrie W. Sherbino, dated June 16, 1948 and recorded in Book S, page 523 of the Greensboro Land Records. In the aforementioned deed the herein conveyed land and premises are further described as follows:

"Being a part of the same land and premises deeded to R.C. Sherbino by Quit-Claim Deed dated July 28, 1930 and recorded in Book P, page 392 of the Greensboro Land Records.

Further described as follows: Beginning at the Greensboro and Craftsbury line post on road from Hardwick to Craftsbury running in a southerly direction along the highway 20 feet from the line post; thence running 4 feet Northerly of a big pine tree situated on the high point of land then across the driveway in a ravine passing through the middle of a big rock, 10' x 10' x 8' high approximately 30' from the shore line then continuing to the shore of Elligo Pond; thence Northerly along the shore to the South East Corner of land owned by Hazel Calderwood; thence Westerly along said Calderwoods southerly line to her South West corner; thence Northerly along the middle of the right of way driveway to the Craftsbury-Greensboro Town line; then westerly along the Craftsbury-Greensboro town line to the point of beginning.

There is a 12' x 12' camp on this property which is included in this conveyance.

Also conveying a right of way with others to said lot from the highway as located through a ravine."

Reference may be had to the above deeds and to all former deeds and the Land Records of the Town of Greensboro, for a more complete description of the land and premises herein conveyed.

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
-ACKNOWLEDGMENT-  
Return Rec'd. to: Pa. - Ass't. - Health Care, Rec'd. -  
M. Land Use & Planning - Planning Act Com. Doc'd.  
Ret. # 475352  
Signed: June 17, 2019 Ass't. Clerk  
Date: 6/24/2019

To Have and to Hold *said granted premises, with all the privileges and appurtenances thereof, to the said Grantees,*  
 WENDELL S. SHEPARD and BEVERLY SHEPARD, husband and wife,  
 as tenants by the entirety with right of survivorship, and their heirs and assigns, to their own use and behoof forever;  
 And I the said Grantor,  
 WENDELL <sup>F</sup>S. SHEPARD,  
 executors and administrators, do *for myself and my heirs,*  
 covenant with the said Grantees,  
 WENDELL <sup>F</sup>S. SHEPARD and BEVERLY SHEPARD, and their heirs and assigns, that until the sealing 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 *Just Plain Harry Cummings;* except for any rights of way and easements of record;

and I do hereby engage to *Warrant And Defend* the same against all lawful claims whatever, except for any rights of way and easements of record;

In Witness Whereof, I hereunto set my hand and seal this 9<sup>TH</sup> day of NOVEMBER A. D. 1987  
 In Presence of

Judith Smith  
Richard L. Poirer  
Wendell Shepard  
 WENDELL S. SHEPARD

State of Vermont, } ss. At HARDWICK this  
 County of CALEDONIA } 9<sup>TH</sup> day of NOVEMBER A. D. 1987  
 WENDELL <sup>F</sup>S. SHEPARD

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

Before me Richard L. Poirer  
 NOTARY PUBLIC  
 (Title)

*Shep added Bev. to Deed  
 Feb 29 - 1988*

**DEED**

WARRANT

WENDELL S. SHEPARD  
 TO  
 WENDELL <sup>F</sup>S. SHEPARD and BEVERLY SHEPARD

Dated, February 29 1988

Steuben, VT CLERK'S OFFICE

RECEIVED FOR RECORD  
 February 29 A. D. 1988  
 AT 9 O'CLOCK 21 MINUTES A. M.

AND RECORDED IN  
 BOOK 10 PAGE 200 OF LAND RECORDS  
 ATTEST J. L. Poirer CLERK  
 RECORDERS FEE \$ 14.00 Paid