

CERTIFICATE OF HIGHWAY MILEAGE year ending FEB. 10, 1998

Fill out form, make & file COPY with the Town Clerk, & mail ORIGINAL before Feb. 20, 1998 TO:  
 Vt. Agency of Transportation, Planning Dept., 133 State Street, Montpelier, Vt. 05633.

We, the Selectmen or Trustees or Aldermen of PUTNEY, WINDHAM COUNTY  
 on an oath state that the mileage of highways, according to Title 19, V.S.A., Sec#305, added  
 1985, is as follows:

PART I - CHANGES & TOTALS - Please fill in and calculate totals.

DISTRICT 2

TOWN HIGHWAYS	PREVIOUS MILEAGE	ADDED MILEAGE	SUBTRACTED MILEAGE *	TOTAL	* SCENIC HIGHWAYS
CLASS 1	.000		*	.000	*
* CL1 LANE	.000		*	.000	*
CLASS 2	15.670		*	15.670	*
CLASS 3	37.990	0.990 <del>0.986</del>	*	<del>38.976</del> 38.980	*
STATE HWY	11.501		*	11.501	*
TOTAL	65.161	0.990 <del>0.986</del>	*	<del>66.147</del> 66.151	*
CLASS 4	5.430		*	5.430	*

AG. TRANSPORTATION  
 JAN 26 1998  
 PLANNING DIVISION

\* Class 1 Lane Mileage is NOT added into the total.

PART II - INFORMATION & DESCRIPTION OF CHANGES SHOWN ABOVE.

(1) NEW HIGHWAYS: Please attach Selectmen's "Certificate of Completion and Opening".

*Added Warden Road*

(2) DISCONTINUED: Please attach SIGNED copy of proceedings(minutes of meeting).

(3) RECLASSIFIED/REMEASURED: Please attach SIGNED copy of proceedings(minutes of meetings).

(4) SCENIC HIGHWAYS: Please attach copy of order designating/discontinuing Scenic Highways.

PART II - CHECK BOX IF NO CHANGES IN MILEAGES AND SIGN BELOW [ ]

PART III - SIGNATURES - PLEASE SIGN.

SELECTMEN/ALDERMEN/TRUSTEES

SIGNATURES:

*[Handwritten signatures]*

CLERK SIGNATURE:

*[Handwritten signature: Anita M. Case]*

DATE FILED

*01-15-1998*

Please sign ORIGINAL & return for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL: Signed copy will be returned to T/C/V Clerk.

APPROVED:

*Donald C. Harvey*  
 Representative, Agency of Transportation

DATE: *1/27/98*

CERTIFICATE OF COMPLETION AND OPENING  
OF A HIGHWAY FOR PUBLIC TRAVEL

Anita M. Coomes, Town Clerk of the Town  
of Putney, Vermont.

Pursuant to Title 19, V.S.A., Section 15, as amended 1973, this  
is to certify that the following described section of Class 3  
Highway in the Town of Putney was  
COMPLETED AND OPEN FOR PUBLIC TRAVEL ON Nov. 11, 1997.

DESCRIPTION OF RIGHT-OF-WAY: Beginning  
see attached deeds + Road description for  
Wardon Road

and as shown on a Highway Map of the Town of Putney,  
dated \_\_\_\_\_, 19\_\_\_\_, and filed in Book \_\_\_\_\_ on page \_\_\_\_\_  
of the Records of the \_\_\_\_\_ of \_\_\_\_\_ by the  
\_\_\_\_\_ Clerk of said \_\_\_\_\_ incorporated herein  
by reference and attested to on said map by said \_\_\_\_\_ Clerk.

Dated at Putney, County of Windham And State of  
Vermont, this 12<sup>th</sup> day of JANUARY, A.D., 1998.

[Signature]  
\_\_\_\_\_  
Douglas W. [Signature]  
\_\_\_\_\_  
[Signature]  
\_\_\_\_\_

BOARD  
OF  
SELECTMEN  
ALDERMEN  
TRUSTEES

~~and the MAYOR of the City of \_\_\_\_\_.~~

\*\*\*\*\*

\_\_\_\_\_  
PUTNEY, VERMONT  
\_\_\_\_\_  
JANUARY 15, 1998.

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY  
COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 80 ON  
PAGE 291 OF THE \_\_\_\_\_ LAND RECORDS OF THE \_\_\_\_\_ TOWN OF  
PUTNEY ON THE 24th DAY OF SEPTEMBER, 1997,  
AT 9:30 O'CLOCK, A.M.

ATTEST: Anita M. Coomes  
ANITA M. COOMES  
TOWN CLERK OF PUTNEY, VERMONT

LEGAL DESCRIPTION OF WARDON ROAD  
PUTNEY, VERMONT

Beginning at a point in the southerly bounds of Cemetery Road, so-called, said point bears N 12°46' E, 77.9 feet from a point to be marked by a concrete monument;

Thence southeasterly along the southerly bounds of Cemetery Road, so-called to a point of non-tangent curvature, the straight line of which is S 36°33' E, 117.9 feet;

Thence the following bearings, distances and curves along the easterly bounds of Wardon Road, so-called;

Thence on a 25.0 foot radius curve to the left westerly and southwesterly an arc distance of 52.8' to a point of tangency;

Thence S 12°46' W, 407.1 feet to a point of curvature;

Thence on a 750.0 foot radius curve to the left southeasterly an arc distance of 34.2 feet to a point of tangency;

Thence S 10°09' W, 124.40 feet to a point to be marked by a concrete monument;

Thence S 10°09' W, 349.64 feet to a point of curvature;

Thence on a 275.0 foot radius curve to the right southerly and southwesterly an arc distance of 135.28 feet to a point of tangency to be marked by a concrete monument;

Thence S 38°20' W, 92.2 feet to a point of curvature;

Thence on a 300.0 foot radius curve to the left southerly and southeasterly an arc distance of 280.87 feet to a point of tangency;

Thence S 15°18' E, 206.8 feet to a point of curvature;

Thence on a 450.0 foot radius curve to the right southeasterly and southerly an arc distance of 157.7 feet to a point of tangency;

Thence S 04°46' W, 199.7 feet to a point of curvature;

Thence on a 1025.0 foot radius curve to the right southeasterly and southerly an arc distance of 281.70 feet to a point of tangency to be marked with a concrete monument;

Thence S 20°31' W, 459.4 feet to a point of curvature to be marked by a concrete monument;

Thence on a 825.0 foot radius curve to the right southerly and southwesterly an arc distance of 306.4 feet to a point of tangency;

Thence S 41°47' W, 101.2 feet to a point of curvature;

Thence on a 475.0 foot radius curve to the left southwesterly an arc distance of 72.2 feet to a point of tangency to be marked by a concrete monument;

Thence S 33°05' W, 431.6 feet to a point of curvature;

Thence on a 225.0 foot radius curve to the left southwesterly an arc distance of 39.3 feet to a point of tangency;

Thence S 23°04' W, 149.3 feet to a point of curvature;

Thence on a 275.0 foot radius curve to the right southerly and southwesterly an arc distance of 110.8 feet to a point of tangency to be marked by a concrete monument;

Thence S 46°08' W, 115.8 feet to a point of curvature;

Thence on a 275.0 foot radius curve to the left southwesterly an arc distance of 37.0 feet to a point of tangency;

Thence S 38°26' W, 296.7 feet to a point of curvature;

Thence on a 325.0 foot radius curve to the right southwesterly an arc distance of 46.9 feet to a point of tangency;

Thence S 46°42' W, 24.0 feet to a point of curvature;

Thence on a 375.0 foot radius curve to the left southwesterly and southerly an arc distance of 103.0 feet to a point of tangency;

Thence S 30°57' W, 227.6 feet to a point;

Thence S 21°11' W, 180.4 feet to a point in a stone wall to be marked by a concrete monument;

Thence N 88°16' W along said stone wall, the southerly bounds of Wardon Road, so-called, and lands now or formerly of Sharon L. Bice 125.9 feet to a point marked by an iron pin in said stone wall;

Thence the following bearings, distances and curves along the westerly bounds of Wardon Road, so-called;

Thence N 37°52' E, 243.1 feet to a point;

Thence N 30°57' E, 225.5 feet to a point of curvature to be marked by a concrete monument;

Thence on a 425.0 foot radius curve to the right northerly and northeasterly an arc distance of 116.8 feet to a point of tangency;

Thence N 46°42' E, 24.0 feet to a point of curvature;

Thence on a 275.0 foot radius curve to the left northeasterly an arc distance of 39.7 feet to a point of tangency;

Thence N 38°26' E, 296.7 feet to a point of curvature;

Thence on a 325.0 foot radius curve to the right northeasterly an arc distance of 43.7 feet to a point of tangency;

Thence N 46°08' E, 115.8 feet to a point of curvature;

Thence on a 225.0 foot radius curve to the left northeasterly an arc distance of 90.6 feet to a point of tangency;

Thence N 23°04' E, 149.3 feet to a point of curvature;

Thence on a 275.0 foot radius curve to the right northeasterly an arc distance of 48.1 feet to a point of tangency;

Thence N 33°05' E, 431.6 feet to a point of curvature;

Thence on a 525.0 foot radius curve to the right northeasterly an arc distance of 79.8 feet to a point of tangency;

Thence N 41°47' E, 101.2 feet to a point of curvature;

Thence on a 775.0 foot radius curve to the left northeasterly and northerly an arc distance of 287.8 feet to a point of tangency;

Thence N 20°31' E, 459.4 feet to a point of curvature;

Thence on a 975.0 foot radius curve to the left northeasterly and northerly an arc distance of 268.0 feet to a point of tangency;

Thence N 04°46' E, 199.7 feet to a point of curvature;

Thence on a 400.0 foot radius curve to the left northerly and northwesterly an arc distance of 140.1 feet to a point of tangency;

Thence N 15°18' W, 206.8 feet to a point of curvature;

Thence on a 350.0 foot radius curve to the right northwesterly, northerly and northeasterly an arc distance of 327.68 feet to a point of tangency;

Thence N 38°20' E, 92.2 feet to a point of curvature;

Thence on a 225.0 foot radius curve to the left northeasterly and northerly an arc distance of 110.69 feet to a point of tangency;

Thence N 10°09' E, 474.04 feet to a point of curvature;

Thence on a 800.0 foot radius curve to the right northeasterly an arc distance of 36.5 feet to point of tangency;

Thence N 12°46' E, 429.7 feet to a point to be marked by a concrete monument;

Thence N 12°46' E, 77.9 feet to the point and place of beginning.

Reference is hereby made to a plan entitled, "PLAN SHOWING LAYOUT OF WARDON ROAD, PUTNEY, VERMONT", Dated July 3, 1997, Drawing No. 97-2088, prepared by DiBernardo Associates, Licensed Land Surveyor, Bellows Falls, VT.



QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS That **Phyllis V. Kewer, joined by her husband, Warren S. Kewer, Jr.**, both of Putney in the County of Windham and State of Vermont, Grantors, in the consideration of One or More Dollars paid to our full satisfaction by the **Town of Putney**, a municipal corporation with a principal place of business at Putney in the County of Windham and State of Vermont, Grantee, have REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said **Town of Putney**, and its successors or assigns, all right and title which **Phyllis V. Kewer and Warren S. Kewer, Jr.**, or their heirs have in, and to a certain piece of land in Putney in the County of Windham and State of Vermont, described as follows, viz:

Meaning and intending to convey all of our right, title and interest in and to Wardon Road, so-called, located in Putney, Vermont, more particularly described on Exhibit A attached hereto and made a part hereof. The interest of the Grantors is a part of that property conveyed to Phyllis V. Kewer and Ruth N. Wright as Tenants in Common by the Warranty Deed of Roland J. Fisher and Frank W. Miller dated November 16, 1963 and recorded November 19, 1963 in Book 39 at Pages 172-174 of the Putney Land Records, and a portion of those premises conveyed to Phyllis V. Kewer and Ruth N. Wright by the Warranty Deed of Roland J. Fisher and Frank W. Miller dated January 8, 1966 and recorded January 8, 1966, in Book 41 at Pages 172-174 of the Putney Land Records.

TO HAVE AND TO HOLD all right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said the **Town of Putney** and its successors and assigns forever.

AND FURTHERMORE we, the said **Phyllis V. Kewer and Warren S. Kewer, Jr.**, do for ourselves and our heirs, executors and administrators, covenant with the said the **Town of Putney**, and its successors and assigns, that from and after the ensembling of these presents we, the said **Phyllis V. Kewer and Warren S. Kewer, Jr.**, will have and claim no right, in, or to the said quitclaimed premises.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 26 day of August 1997.

In the Presence of:

Jim Muller

Phyllis V. Kewer  
PHYLLIS V. KEWER  
Warren S. Kewer, Jr.  
WARREN S. KEWER, JR.

STATE OF VERMONT  
COUNTY OF WINDHAM, S.S.

At Bellows Falls, this 26 day of August 1997 personally appeared Phyllis V.

Kewer and Warren S. Kewer, Jr., and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231

**-ACKNOWLEDGMENT-**

Return Rec'd. (including certificates and, if required, Act 250 Disclosure Statement) and tax paid.

Return No. 1997/9#730

Signed Anita M. Coomes

Date SEPTEMBER 24, 1997

Before me, Jim Muller 8/26/97  
Notary Public

My commission expires: 2/10/99

STATE OF VERMONT  
DISTRICT OF WESTMINSTER, SS.

PROBATE COURT

IN RE THE ESTATE OF GORDON R. WRIGHT  
LATE OF PUTNEY, VERMONT

LICENSE TO SELL REAL ESTATE

TO: Robert N. Wright, Administrator c.t.a.

WHEREAS, a motion requesting a license to sell real estate was presented to this Court by Robert N. Wright who is Administrator c.t.a. of the estate of the decedent and in the motion the real estate was described as follows: "One-half undivided interest in six (6) acres, more or less, of real property constituting Wardon Road, so called, in the Town of Putney, being part of the lands and premises conveyed to Ruth N. Wright and Phyllis V. Kewer by Warranty Deed dated November 16, 1963, the interest of Ruth N. Wright having been subsequently conveyed to the decedent by Quitclaim Deed dated May 11, 1970, and recorded in Book 46, Page 87, of the Putney Land Records."

AND WHEREAS, the motion was accompanied by the consent of persons interested in the estate.

NOW THEREFORE, the Court makes the following findings with respect to the motion: The heirs have consented to the sale. It would be beneficial to the estate because these persons believe that continued ownership of the road exposes the Estate to potential liability and the Town of Putney, Vermont has agreed to take ownership.

WHEREFORE, the Court does order and decree that the real estate described above may be sold and the court licenses, authorizes, and empowers you, the Administrator c.t.a. of the estate of the deceased, to sell the real estate at private sale.

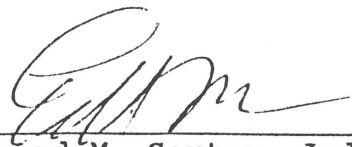
You shall report in writing to this Court of your proceedings upon this license as soon as practicable after the sale has been completed. The report must include the time and manner of the sale, the sum for which the real estate was sold, the person to whom the real estate was sold, and a description of the real estate sold.

Dated at Rockingham, Vermont, this 18th day of August, 1997.

(SEAL)

September 2, 1997. A TRUE COPY. ATTEST:

Wanda S. Blamhara  
Register, Westminster District Probate Court

  
\_\_\_\_\_  
Edward M. Goutas, Judge

RECEIVED FOR RECORD SEPTEMBER 24 AD., 1997 at 10:17AM. ANITA M. COOMES, TOWN CLERK

ADMINISTRATOR'S DEED

**TO ALL TO WHOM THESE PRESENTS SHALL COME,**

I, **ROBERT N. WRIGHT, ADMINISTRATOR, c.t.a.** of the Goods, Chattels and Estate of **GORDON R. WRIGHT** late of Putney in the County of Windham and State of Vermont, SEND GREETING:

**WHEREAS**, the Honorable the Probate Court for the District of Westminster, at a session thereof, holden at the Probate Office in Bellows Falls in said District, on the 18th day of August, 1997, on due application in writing for that purpose did license and authorize me to convey record title of the real estate of said deceased, pursuant to the License to Sell Real Estate of the Westminster District Probate Court in the matter entitled "Estate of Gordon R. Wright" which said License to Sell Real Estate was dated August 18, 1997, and appears in the Putney Land Records.

**AND WHEREAS**, having previously taken the oath required by law, and fulfilled all the requisitions of the statute and of the license aforesaid we have conveyed all and the same real estate to the **TOWN OF PUTNEY**, a municipal corporation with a principal place of business at Putney, in the County of Windham and State of Vermont, for the sum of One and More Dollars.

**NOW, KNOW YE**, that pursuant to the license and authority aforesaid, and not otherwise, and in consideration of the said sum of One and More Dollars, the receipt whereof, I do hereby acknowledge, I do by these presents **GRANT, BARGAIN, SELL, CONVEY and CONFIRM** unto the said the **TOWN OF PUTNEY**, and its successors and assigns, the following described land in the Town of Putney, County of Windham and State of Vermont, described as follows, viz:

One-half undivided interest in six (6) acres, more or less, of real property constituting Wardon Road, so-called, in the Town of Putney, being part of the lands and premises conveyed to Ruth N. Wright and Phyllis V. Kewer by Warranty Deed dated November 16, 1963, the interest of Ruth N. Wright having been subsequently conveyed to the decedent by Quitclaim Deed dated May 11, 1970, and recorded in Book 46, Page 87, of the Putney Land Records.

The legal description of the Road is more particularly set forth in Exhibit A attached hereto and made a part hereof.

Being all of the real estate whereof the said **GORDON R. WRIGHT** died seized and possessed in the said Town of Putney, Windham County, Vermont.

**TO HAVE AND TO HOLD** the said granted premises, with all the privileges and appurtenances thereof, to the said the **TOWN OF PUTNEY**, and its successors and assigns forever, to it and its own use. And I, the said **ROBERT N. WRIGHT, ADMINISTRATOR, c.t.a.**, do covenant with the said the **TOWN OF PUTNEY** and its successors and assigns, that the said **GORDON R. WRIGHT** died seized of the granted premises, that I was duly authorized by the Court aforesaid, to convey the same to the said the **TOWN OF PUTNEY** in manner and form aforesaid, that I have in all things observed the direction of the law, and the license aforesaid, in the conveyance aforesaid; that I will, and my heirs, executors, and administrators, shall **WARRANT AND DEFEND** said premises against all persons claiming the same by, from or under the said **GORDON R.**

WRIGHT, or me, the said Administrator, c.t.a., but against no other person.

IN WITNESS WHEREOF, I hereunto set my hand and the seal this 29 day of August, 1997.

In the presence of:

ESTATE OF GORDON R. WRIGHT

[Signature]  
Witness

[Signature]  
Robert N. Wright, Administrator, c.t.a.

[Signature]  
Witness

STATE OF Vermont

Windham County COUNTY, SS.

At Putney this 29 day of August, 1997, Robert N. Wright, Administrator, c.t.a., personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me, [Signature]  
Notary Public  
My commission expires: 2/10/99

Wright.Ded

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
-ACKNOWLEDGMENT-  
Return Rec'd. (including certificates and, if required  
Act 250 Disclosure Statement) and tax paid.  
Return No. 1997/9#73R  
Signed [Signature]  
Date SEPTEMBER 24, 1997

RECEIVED FOR RECORD SEPTEMBER 24 AD., 1997 at 10:17AM. ANITA M. COOMES, TOWN CLERK