

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that the TOWN OF CHARLOTTE, a municipal corporation located in the County of Chittenden and State of Vermont, Grantor, in the consideration of one or more dollars or other valuable considerations paid to its full satisfaction by PATRICIA DAY BIDINGER, TRUSTEE OF THE FRANCIS AND PATRICIA BIDINGER TRUST U/T/A DECEMBER 28, 1990, a United States Citizen residing in Hyderabad, India , Grantee, has REMISED, RELEASED AND FOREVER QUITCLAIMED unto the said PATRICIA DAY BIDINGER, TRUSTEE OF THE FRANCIS AND PATRICIA BIDINGER TRUST U/T/A DECEMBER 28, 1990, and her heirs, successors or assigns all right, title and interest which the TOWN OF CHARLOTTE has in and to a certain piece of land in Charlotte in the County of Chittenden and State of Vermont, described as follows, viz:

Being all right, title and interest of the Town of Charlotte in and to all and the same lands and premises described in the Quit Claim Deed of Francis R. Bidinger and Patricia D. Bidinger to Francis Robert Bidinger and Patricia Day Bidinger, Trustees of the Francis and Patricia Bidinger Trust u/t/a December 28, 1990, dated December 28, 1990, and recorded at Book 65 Page 86 Charlotte Land Records. Francis R. Bidinger died April 7, 2008.

Said lands and premises have been stated to be "lease" or "school land", so-called, as referenced in a deed in the chain of title for said lands and premises, reference being made to the Warranty Deed from Floyd Foote and Florence M. Foote to Francis R. Bidinger and Patricia D. Bidinger dated September 15, 1967, and recorded at Book 29 Pages 354-355 Charlotte Land Records.

The purpose of this Quit Claim Deed is to eliminate any "lease land" and/or "school land" and/or "glebe land" and/or "public land" interests in and to the subject lands and premises by merging the underlying fee title with the leasehold interest referenced above.

The Selectboard is acting under its authority as set forth in 24 V.S.A. § 2406.

TO HAVE AND TO HOLD all right, title and interest in and to said quitclaimed premises, with all the privileges and appurtenances thereof to the said Grantee, PATRICIA DAY BIDINGER, TRUSTEE OF THE FRANCIS AND PATRICIA BIDINGER TRUST U/T/A DECEMBER 28, 1990, and her heirs, successors or assigns forever. AND FURTHERMORE the said Grantor, the TOWN OF CHARLOTTE, does for itself and its successors and assigns, covenant with the said Grantee, PATRICIA DAY BIDINGER, TRUSTEE OF THE FRANCIS AND PATRICIA BIDINGER TRUST U/T/A DECEMBER 28, 1990, and her heirs, successors or assigns, that from and after the ensealing of these presents the said TOWN OF CHARLOTTE will have and claim no right, in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, I hereunto set my hand and seal this ____ day of November, 2014.

TOWN OF CHARLOTTE

BY: _____ L.S.
LANE MORRISON, Chair of its Selectboard
and its Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Charlotte, Vermont, this ____ day of November, 2014, LANE MORRISON, Chair of the Selectboard of the TOWN OF CHARLOTTE and its Duly Authorized Agent, personally appeared, and he acknowledged this instrument, by him sealed and subscribed to be his free act and deed and the free act and deed of the TOWN OF CHARLOTTE.

Before me, _____
NOTARY PUBLIC
My Commission Expires 02/10/2015