



TOWN OF WESTFIELD
38 School Street
Westfield, VT 05874
Phone: 802.744.2484
Fax: 802.744-6224
westfieldzoning@gmail.com
www.westfield.vt.gov

ADMINISTRATIVE USE ONLY

10/13/26 # 9735
Fee Rec'd/ Check #
10/31/26
Date submitted to Town
10/13/26
Date Posted
2026-14
Application Number
10/13/26
Date Complete to ZA
Date to record

APPLICATION FOR ZONING PERMIT

- ☐ CONSTRUCTION (OR DEMOLITION)
☒ CHANGE OF USE
☐ LAND SUBDIVISION
☐ BOUNDARY LINE ADJUSTMENT
☐ AGRICULTURAL STRUCTURE (recording fee only)

Submit a plot or sketch to show locations of easements, rights-of-way, land alterations, waterways & wetlands, existing & proposed structures, water & sewage systems, driveways & roads.

APPLICANT

Name: Natalie Desjarlais
Address: 328 Cemetery Rd Westfield VT
Email: nataleemarie2003@gmail.com
Phone: 802-673-0321

OWNER (if different)

Name: Deborah & Durwood Blay
Address: 1588 Kennison Road Westfield 05874
Email: Deborahblay51@gmail.com
Phone:

PROJECT INFORMATION

Project Location: Forest Haven Road Zoning District: Rural Ag
Current use: non-Residential Proposed use: Single family home / right of way
Warranty Deed Book 298 & 21 Page 1918192 304836 Parcel ID: 03-003-03
Abutting property owners: Debra & Durwood Blay, Pifer VT. Peak properties LLC, Nissan
Describe proposed development: 2 car Garage with above living space lot 6 & prove right of way for lot 5

PROPOSED ADDITION OR NEW STRUCTURE INFORMATION

Proposed structure: ☒ NEW Dimensions Length: N/A
☐ ADDITION Width: N/A
☐ REBUILD/RENOVATION Height at peak: N/A

Setback from	Edge of right of way	Rear boundary	Left boundary	Right boundary

I hereby certify the information in this application (including attachments) is true and correct. Any changes or revisions after issue, or misrepresentations will automatically void such permit.

Signature: Natalie Desjarlais Date: 9/17/26

Application/Permit #: _____ Administrative Decision: ☐ Approved ☐ Denied

Permit approval is subject to the conditions specified below and is valid (except if appealed) beginning on: _____ and the project must be substantially commenced by _____

Signed _____ Date of Decision: _____

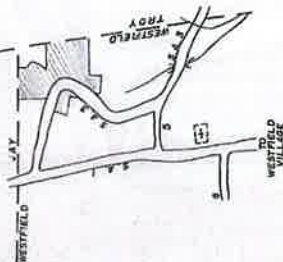
Must comply with all applicable State and Federal regulations. Please use the permit navigator at <https://vermont.force.com/permitnavigator/s/> to determine what state permits your project will require, including potable and wastewater supply. All new construction projects are required to meet residential or commercial building energy standards under Act 89. Construction of a driveway on a State Highway requires an access permit from the Vermont Dept of Transportation. Construction of a driveway on a town road requires a permit from the Town Road Foreman. An E911 address is assigned after driveway is completed.

****An interested party may appeal any decision by the Administrative Officer, within 15 days of the date of such decision to the Zoning Board of Adjustment.****

Board hearing required: Y ☒ or N _____ Date of hearing: 11/10/2026 Board Decision: ☐ Approved ☐ Denied

Notes:

LOCATION MAP - NTS



All bearings refer to Magnetic North - 1973
Declination is 12° W
Magnetic North - 1973
True North

CLIFTON KENNISON
PROPERTY

LOT 14
± 12.6 ACRES

NOW OR FORMERLY
MADISON STEBBINS
PROPERTY

NOW OR FORMERLY
MOREY PROPERTY

LOT 11
± 12.0 ACRES

LOT 10
± 10.8 ACRES

LOT 12
± 10.1 ACRES

LOT 9
± 12.3 ACRES

LOT 8
± 10.4 ACRES

LOT 7
± 11.8 ACRES

THAYER & POULIN PROPERTY

MATTESICH PROP.

SMITH PROPERTY

TOWN OF WESTFIELD

TOWN OF WESTFIELD

BURTON,
ET. AL.
PROPERTY

MARVIN MERRIAM PROPERTY

LOT 1
± 10.6 ACRES

LOT 2
± 15.4 ACRES

LOT 3
± 20.3 ACRES

LOT 4
± 19.5 ACRES

LOT 5
± 12 ACRES

LOT 6
± 14.6 ACRES

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that the LYNDONVILLE SAVINGS BANK AND TRUST COMPANY, a banking corporation organized and existing under the laws of the State of Vermont, and having a place of business in the Town of Derby, in the County of Orleans and State of Vermont, Grantor, in the consideration of One Dollar and other good and valuable consideration paid to our full satisfaction by DURWOOD F. BLAY and DEBORAH A. BLAY, husband and wife, of Jay, in the County of Orleans and State of Vermont, Grantees, do freely GIVE, GRANT, CONVEY and CONFIRM unto the said Grantees, DURWOOD F. BLAY and DEBORAH A. BLAY, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Westfield, in the County of Orleans and State of Vermont, described as follows, viz:

Being a certain parcel of land consisting of 104.4 acres, more or less, together with the dwelling house and any and all other improvements thereon, located in the Town of Westfield, Vermont; and being all of those same lands and premises conveyed to the Grantor herein, the Lyndonville Savings Bank and Trust Company by the Certificate of Non-Redemption issued on February 12, 1996 and the Judgment and Decree of Foreclosure dated January 24, 1996 in the case of Lyndonville Savings Bank and Trust Company v. John Lincoln, et al, Orleans Superior Court, Docket No. 181-10-950scv, and which were recorded in Book 29 at Pages 23-30 of the Westfield Land Records.

Said lands and premises are also all of those same lands and premises, and rights of way appurtenant thereto, conveyed to John D. Lincoln and Patricia N. Lincoln by the Warranty Deed of Roberts Real Estate, Inc., Gerard Roy and Elsie Roy dated May 10, 1977 and recorded in Book 20 at Pages 327 of the Westfield Land Records; and are also a portion only of the same lands and premises conveyed to John Lincoln and Patricia Lincoln by the Warranty Deed of Roberts Real Estate, Inc., Gerard Roy and Elsie Roy dated July 16, 1981 and recorded in Book 21 at Pages 364-365 of the Westfield Land Records, said portion being all of the said lands and premises conveyed to John Lincoln and Patricia Lincoln by the aforesaid deed dated July 16, 1981 with the exception of 22.8 acres, more or less, which were conveyed to Gerald Bouchard and Suzanne Bouchard by the Warranty Deed of John Lincoln and Patricia Lincoln dated November 21, 1987 and recorded in Book 23 at Page 432 of the Westfield Land Records.

MEANING AND INTENDING HEREBY to quit-claim only any and all portions of the above-described parcel which lie within the Town Highway limits.

This conveyance is subject to those rights of way excepted and reserved in the aforesaid deed to John Lincoln and Patricia Lincoln which was recorded in Book 21 at Page 364 of the Westfield Land Records.

CHARLES D. HICKEY
ATTORNEY AT LAW
P. O. BOX 187
ST. JOHNSBURY, VT
05818-0187

Reference is hereby made to the aforementioned deeds and their records, and to all prior deeds and their records, for a further and more complete description of the lands and premises conveyed herein.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, DURWOOD F. BLAY and DEBORAH A. BLAY, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; And said Grantor, LYNDONVILLE SAVINGS BANK AND TRUST COMPANY, for itself and its successors and assigns, does covenant with the said Grantees, DURWOOD F. BLAY and DEBORAH A. BLAY, husband and wife, as tenants by the entirety, and their heirs and assigns, that until the resealing of these presents, it is the sole owners of the premises, and has the right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as aforesaid and utility easements of record, if any; And it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF, I hereunto set my hand and seal on behalf of the Lyndonville Savings Bank and Trust Company, this 13 day of August, 1996.

In Presence Of:

LYNDONVILLE SAVINGS BANK
AND TRUST COMPANY

Justin Thomas Jr.
Witness

By: [Signature]
Its Duly Authorized Agent

STATE OF VERMONT
COUNTY OF ORLEANS, SS.

At Derby, in said County and State, this 13 day of August, 1996, Stewart Gates, duly authorized agent for Lyndonville Savings Bank and Trust Company, personally appeared, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of Lyndonville Savings Bank and Trust Company.

Before me,

Justin Thomas Jr.
Notary Public

E:\REAL\WB\BLAY.LSB

Westfield Town Clerk's Office August 29, 1996 at 12:55 P.M. Received the foregoing instrument for record of which this is a true copy.

Attest: Connie Laplante
Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
- ACKNOWLEDGMENT -
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd-
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 96-31
Signed Connie Laplante Clerk
Date 8-29-96

CHARLES D. HICKEY
ATTORNEY AT LAW
P. O. BOX 127
ST. JOHNSBURY, VT
05819-0127

ROBERTS REAL ESTATE, INC., GERARD ROY & ELSIE ROY TO
JOHN LINCOLN AND PATRICIA LINCOLN.

KNOW ALL MEN BY THESE PRESENTS THAT WE, Roberts Real Estate, Inc., a Vermont corporation organized and existing under and by virtue of the laws of the State of Vermont, and Gerard Roy and Elsie Roy, husband and wife, all of the Town of Derby in the County of Orleans and State of Vermont, GRANTORS, in the consideration of One Dollar and other valuable consideration, paid to our full satisfaction by John Lincoln and Patricia Lincoln, husband and wife, both of Westfield in the County of Orleans and State of Vermont, GRANTEES, by these presents, do freely GIVE, GRANT, Sell, Convey and Confirm unto the said GRANTEES, John Lincoln and Patricia Lincoln, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Westfield in the County of Orleans and State of Vermont, described as follows, viz:

PARCEL NO. 1: Being a parcel of land located on the south and westerly sides of State Aid Highway #3 in the Town of Westfield, and containing 27.9 acres, more or less, and being described as follows: Beginning at an iron pin set in the southerly edge of the right-of-way of State Aid Highway #3, which point of beginning marks the northwesterly corner of the within conveyed premises and the northeasterly corner of lands now or formerly owned by Clifton Kennison; thence from said point of beginning running along the Kennison property line south $13^{\circ} 19' 21''$ west for a distance of 1,146.4 feet to a point for a corner; thence turning and running south $79^{\circ} 54' 50''$ east for a distance of 296.01 feet to an iron pin; thence south $73^{\circ} 11' 10''$ east for a distance of 747.44 feet to an iron pin; thence turning and running south $17^{\circ} 45' 50''$ west for a distance of 272.08 feet to a point located in the centerline of the aforementioned State Aid Highway #3; thence turning and running along the centerline of said highway northeasterly and then northwesterly for a distance of 2,447 feet, more or less, to a point; thence turning and running south $13^{\circ} 19' 21''$ west for a distance of 25 feet, more or less, to the point of beginning.

Meaning and intending hereby to quit-claim only any and all portions of the above described parcel which lie within the Town Highway limits.

PARCEL NO. 1 consisting of lots numbered 13 and 14 as depicted on the hereinafter referenced survey plan.

PARCEL NO. 2: Being a parcel of land located on the easterly side of State Aid Highway #3 and consisting of 32.9 acres, more or less, and being more particularly described as follows: Beginning at a point located in the centerline of State Aid Highway #3, which point marks the southeasternmost corner of PARCEL NO. 1 herein; thence from said point of beginning south $15^{\circ} 27' 53''$ west for a distance of 1,244.0 feet to an iron pin; thence turning and running south $74^{\circ} 07' 38''$ east for a distance of 432.06 feet to an iron pin; thence continuing south $74^{\circ} 42' 44''$ east for a distance of 438.32 feet to an iron pin; thence north $12^{\circ} 07' 21''$ east for a distance of 402.62 feet; thence north $08^{\circ} 04' 55''$ east for a distance of 671.31 feet; thence thence north $21^{\circ} 40' 01''$ east for a distance of 733.43 feet to a point located in the centerline of an existing logging road; thence turning and running in a general northwesterly direction along the centerline of said logging road for a distance of 624.26 feet, more or less, to point located in the centerline of State Aid Highway #3; thence turning and running in a general southerly and southwesterly direction, along the centerline of State Aid Highway #3, for a distance of 824 feet to the point of beginning.

Meaning and intending hereby to quit-claim only any and all portions of the above described parcel which lies within the Town Highway limits.

PARCEL NO. 2, consisting of lots numbered 10, 11 and 12 as depicted on the hereinafter referenced survey plan.

There is also hereby conveyed a right-of-way in common with others over the existing logging road which runs in a general easterly direction from State Aid Highway #3 for the purposes of ingress and egress to the property conveyed herein.

Exceptin and reserving herefrom for the benefit of the Grantors herein, their heirs and assigns, a right-of-way 25 feet in width along the entire northerly - most boundary of the within conveyed premises.

PARCEL NO. 3: Being a 14.6 acre, more or less, parcel of land located on the northerly side of the logging road referred to in PARCEL NO. 2 herein, and being more particularly described as follows: Beginning at a point set in the centerline of the aforementioned logging road, which point marks the southwesternmost corner of the within conveyed premises, and the southeasternmost corner of the property now or formerly owned by William Hunt; thence from said point of beginning north $05^{\circ} 00'$ east for a distance of 25 feet to an iron pin; thence north $31^{\circ} 20' 15''$ east for a distance of 542.06 feet; thence south $75^{\circ} 15' 21''$ east for a distance of 186.52 feet; thence south $80^{\circ} 21' 26''$ east for a distance of 608.75 feet to a point; thence south $12^{\circ} 49' 28''$ west for a distance of 742.91 feet to an iron pin; thence north $77^{\circ} 00'$ west for a distance of 709.12 feet to a point located in the centerline of the aforementioned logging road; thence turning and running in a general northwesterly direction along the centerline of said logging road for a distance of 324.93 feet, more or less, to the point of beginning.

PARCEL NO. 3 consisting of lot number 6 as depicted on the hereinafter referenced survey plan.

There is also hereby conveyed a right-of-way in common with others over the existing logging road which runs in a general easterly direction from State Aid Highway #3 for the purposes of ingress and egress to the property conveyed herein.

Excepting and reserving herefrom for the benefit of the Grantors herein, their heirs and assigns, a right-of-way 25 feet in width along the entire southwesternmost boundary of the within conveyed premises.

PARCELS NO. 1, 2 and 3 being a portion of all and the same land and premises as was conveyed to John E. Roberts and Angela Roberts, Gerard Roy and Elsie Roy by warranty deed of Fernand D. and Fernande M. Racicot dated February 15th, 1966, and recorded in Book 18 at Page 76 of the Land Records of the Town of Westfield. Said John Roberts and Angela Roberts having conveyed their interest in this land and premises to Roberts Real Estate, Inc. by deed dated May 21st, 1969, and recorded in Book 18 at Page 442 of the Land Records of the Town of Westfield.

Reference is also made to a survey plan by Newtown Surveyors dated November 16th, 1973, and numbered 623, from which the above metes and bounds were derived.

(continued)

Roberts Real Estate, Inc., Gerard Roy & Elsie Roy to
John Lincoln and Patricia Lincoln.

Reference is here made to the above mentioned deeds and their records, and to all prior deeds and the records thereof, for further description of the land and premises hereby conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEES, John Lincoln and Patricia Lincoln, and their heirs and assigns, to their own use and behoof forever.

And we the said GRANTORS, Roberts Real Estate, Inc., Gerard Roy and Elsie Roy, for ourselves and our heirs, executors, administrators and assigns, do covenant with the said GRANTEES, John Lincoln and Patricia Lincoln, and their heirs and assigns, that until the ensembling of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE.

And we hereby engage to WARRANT and DEFEND the same against all lawful claims whatever. IN WITNESS WHEREOF, we hereunto set our hands and seals this 16th day of July, 1981.

IN PRESENCE OF:

/s/ Christianne Bumps
/s/ Robert Chimaleski

ROBERTS REAL ESTATE, INC.
By /s/ Marcel J. Roberts
Marcel J. Roberts, President
/s/ Gerard Roy
Gerard Roy
/s/ Elsie Roy
Elsie Roy

STATE OF VERMONT

ORLEANS COUNTY, SS. At Town of Derby this 16th day of July, 1981,

personally appeared Marcel J. Roberts, President of Roberts Real Estate, Inc., Gerard Roy and Elsie Roy, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed, and the free act and deed of said Corporation.

Before me /s/ Christianne Bumps
Notary Public.

Westfield, Vermont Town Clerk's Office on July 17, 1981 at 9:06 A.M.
Received the foregoing instrument for recording of which this is a true copy.

Attest:

Loretta G. Laplante
Clerk

This Transfer is in compliance with the Subdivision Regulations of the Board of Health.
Not a subdivision or development.

This Transfer is in compliance with Chapter 151 of Title 10. Vermont Statutes Annotated.
Not a subdivision or development.



Roberts Real Estate, Inc., Gerard J. Roy & Elsie C. Roy to John D. Lincoln and Patricia N. Lincoln.

KNOW ALL MEN BY THESE PRESENTS THAT, TO, ROBERTS REAL ESTATE, INC., a corporation organized and existing under and by virtue of the laws of the State of Vermont, with a principal place of business at Newport, in the County of Orleans and State of Vermont, GERARD J. ROY and ELSIE C. ROY, husband and wife, of the City of Newport, in the County of Orleans and State of Vermont, Grantors, in the consideration of One Dollar and Other Valuable Considerations, paid to our full satisfaction by JOHN D. LINCOLN and PATRICIA N. LINCOLN, Husband and Wife, of Town of Westfield, in the County of Orleans and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, JOHN D. LINCOLN and PATRICIA N. LINCOLN, Husband and Wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in Town of Westfield, in the County of Orleans and State of Vermont, described as follows, viz:

Being 51.8 acres of land located on the northerly side of State Aid Highway #3 in the Town of Westfield comprised of three separate lots numbered 3, 4 and 5, as set forth on a survey plan drawn by Newtown Surveyors, Inc. of Morrisville, Vermont, dated November 16, 1973 and numbered 623. Based upon said plan, the property herein conveyed is described as follows:

LOT # 5: Beginning at an iron pin set at the northerly edge of the right of way of an old logging road used as a right of way, 50 feet in width, to gain access to Lots #5, #6, #7, #8, #9, and #12. Said pin marking the point of beginning being located 50 feet easterly of another iron pin set at the northerly edge of the right of way of State Aid Highway #3 which is located 25 feet on a perpendicular line from the intersection of the centerline of the said logging road, and the centerline of State Aid Highway #3: thence running from said point of beginning North 18° 00' East along the easterly boundary of the access strip to Lot #4, a distance of 353.64 feet to an iron pin for a corner; thence turning on a line marked by an existing fence line on the Lot #4-Lot #5 boundary on the following bearings: South 58° 32' 21" East 393.01 feet to an iron pin; South 85° 13' 02" East 855.63 feet to an iron pin for a corner; thence turning South 31° 53' 46" West on that portion of the easterly boundary of Lot #5 which abuts the westerly boundary of lands now or formerly owned by one Smith a distance of 232.64 feet to an iron pin for a corner, the aforesaid line is also marked by an existing fence; thence running on the Lot #5-Lot #6 boundary on the following bearings: North 75° 15' 21" West 186.52 feet to an iron pin; South 31° 20' 15" West 542.06 feet to an iron pin set on the northerly edge of the right of way of the said logging road; thence turning in a general northwesterly direction along the northerly edge of the said logging road right of way a distance of 927 feet to the point of beginning. * thence turning South 48° 41' 10" West a distance of 132.84 feet to a point;

Title to Lot #5 was acquired by Roberts Real Estate, Inc. in a Judgment of Foreclosure, Orleans Superior Court, Docket No. 541-76-08C which was recorded on June 24, 1976 in Book 20 at Page 184 A of the Land Records of the Town of Westfield. A Certificate of Non-Redemption in said cause having been filed with the Westfield Town Clerk on December 21, 1976, and recorded in Book 20 at Page 291.

LOT # 4: Beginning at the same point of beginning as set forth in Lot #5 above; thence running from said point of beginning North 18° 00' East on the westerly bound of Lot #5 a distance of 353.64 feet to an iron pin; thence turning on the Lot #4-Lot #5 boundary marked by an existing fence on the following bearings: South 58° 32' 21" East 393.01 feet to an iron pin; South 85° 13' 02" East 855.63 feet to an iron pin for a corner; thence running from said iron pin on a line marked by an existing fence between Lot #3 and the property now or formerly owned by one Smith to another iron pin marking the northeasternmost corner of the parcel herein conveyed, the second of the aforesaid two iron pins being marked on said survey plan by a tie line only as North 18° 23' 05" East a distance of 588.78 feet from the first mentioned iron pin; thence turning North 75° 00' West on the Lot #3, Lot #4 property line a distance of 1,236.9 feet to an iron pin for a corner; thence turning South 18° 00' West on the easterly bound of the access strip to Lot #3 a distance of 977.40 feet to an iron pin set at the point where the northerly edge of the rights of way of State Aid Highway #3 and the logging road 50-foot right of way intersect; thence turning in a general southeasterly direction along the northerly edge of the right of way of the said logging road a distance of 50 feet to the point of beginning.

LOT # 3: Beginning at an iron pin set at the point where the northerly edge of the right of way of State Aid Highway #3 and the northerly edge of the right of way of the logging road (50-foot right of way access) intersect; thence running from said point of beginning North 18° 00' East on the westerly bound of the Lot #4 access strip a distance of 977.40 feet to an iron pin; thence turning South 75° 00' East on the Lot #3-Lot #4 property line a distance of 1,236.9 feet to an iron pin for a corner marking the southeasternmost corner of the parcel herein conveyed; thence turning in a general northerly direction on a line marked by a meandering fence, which denotes the easternmost bound of Lot #3 and a portion of the westernmost bound of lands now or formerly owned by one Smith to another iron pin marking the northeasternmost corner of the parcel herein conveyed; the last said pin being depicted on said survey plan by a "tie line only" as North 0° 49' 19" West 750.60 feet from the said pin marking the southeasternmost corner of the parcel herein conveyed; thence turning on a line marked by an existing fence line separating the northerly boundary of the parcel herein conveyed and a portion of the southerly boundary of lands now or formerly owned by one Burton et.al. North 71° 14' 41" West 1,099.3 feet to an iron pin for a corner; thence turning South 12° 37' West on the Lot #2-Lot #3 property line a distance of 786.90 feet to an iron pin; thence continuing South 18° 00' West on a line marking the westernmost bound of the access strip to Lot #3 a distance of 624.35 feet to an iron pin; thence continuing on said bearing on said access strip bound a distance of 345.2 feet to an iron pin set at the northerly edge of the right of way of State Aid Highway #3; thence turning along said right of way in a general southwesterly direction a distance of 50 feet to the point of beginning.

Lots #3 and #4 are a part of the same land and premises conveyed to John E. Roberts, Angela Roberts, Gerard J. Roy, and Elsie C. Roy by Warranty Deed of Ferdinand D. and Fernand M. Rascoe dated February 15, 1966 and recorded in Book 18 at Page 76 of the Westfield Land Records, the interest of the said John E. Roberts and Angela Roberts having been heretofore conveyed to Roberts Real Estate, Inc., a Vermont corporation, by Warranty Deed dated May 21, 1969 and recorded in Book 18, Page 442 of the Westfield Land Records.

Reference is hereby made to the above mentioned deeds, to the references and descriptions therein contained and to the Land Records of the Town of Westfield for further and more complete description of the land and premises hereby conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, John D. Lincoln and Patricia N. Lincoln, and their heirs and assigns, to their own use and behoof forever; And we, the said Grantors, Roberts Real Estate, Inc., Gerard J. Roy and Elsie C. Roy, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, John D. Lincoln and Patricia N. Lincoln, and their heirs and assigns, that until the ensembling of these presents, we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE:

(Continued)

QUITCLAIM DEED

TONI HOFFMAN TO KENNETH NISSON

KNOW ALL MEN BY THESE PRESENTS THAT I TONI HOFFMAN of New York in the County of New York and State of New York Grantor, in the consideration of One Dollar and Other Valuable Consideration paid to my full satisfaction by KENNETH NISSON of Westfield in the County of Orleans and State of Vermont Grantee, have REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said KENNETH NISSON and his heirs or assigns, all right and title which I, TONI HOFFMAN or my heirs have in, and to a certain of land in Town of Westfield in the County of Orleans and State of Vermont, described as follows, viz:

Being all and the same lands and premises as were conveyed to Toni Hoffman by Roberts Real Estate, Inc. and Gerard J. Roy and Elsie C. Roy by Warranty Deed dated June 4, 1981 and recorded in Book 21 at Page 341 of the Town of Westfield Land Records and being therein more particularly described as follows:

Being a 12.3 acre, more or less, parcel of land, located on the southerly side of an old logging road, said logging road runs in general southeasterly direction from State Aid Highway #3 in the Town of Westfield. Said land and premises being more particularly described as follows:

Beginning at an iron pin located in the centerline of the aforementioned old logging road, which point is 624 feet, more or less, and southeasterly of the intersection of the centerline of said logging road and the centerline of State Aid Highway #3; thence from said point of beginning running in a general southwesterly direction for a distance of 25 feet to an iron pin located in the southerly edge of said old logging road; thence from said point south 21° 40' 1" west for a distance of 708.43 feet to a point; thence continuing south 8° 4' 55" west for a distance of 671.31 feet, more or less, to an iron pin; thence turning and running south 73° 59' 18" east for a distance of 482.61 feet, more or less; thence turning and running north 5° 00' west for a distance of 1,235.0 feet to a point located in the centerline of said logging road; thence turning and running in a general northwesterly direction along the centerline of said logging road for a distance of 319 feet to the point of beginning.

There is also hereby conveyed a right-of-way in common with others over the aforementioned logging road.

There is excepted and reserved herefrom a right-of-way for the benefit of the Grantors herein, their heirs or assigns, and other property owners who have taken title from the Grantors or their successors in interest, over and upon a twenty-five (25) foot strip running the entire length of the northerly border of the within conveyed premises.

Meaning and intending hereby to convey a portion of all and the same land and premises as was conveyed to John E. Roberts and Angela Roberts, Gerard Roy and Elsie C. Roy by warranty deed of Fernand D. and Fernande M. Racicot dated February 15th, 1966, and recorded in Book 18, Page 76 of the Land Records of the Town of Westfield. The said John E. Roberts and Angela Roberts having conveyed their interest in this land and premises to Roberts Real Estate Inc. by deed dated May 21st, 1969, and recorded in Book 18 at Page 442 of the Land Records of the Town of Westfield.

Reference is also made to a survey plan prepared by Newtown Surveyors, Inc. dated November 16th, 1973, and numbered 623 from with the above metes and bounds were derived."

Reference is here made to the above mentioned deeds and their records and to all prior deeds and the records thereof for a further description of the lands and premises hereby conveyed.

TO HAVE AND TO HOLD right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said KENNETH NISSON and his heirs and assigns forever. AND FURTHERMORE I the said TONI HOFFMAN do for myself and my heirs, executors and administrators, covenant with the said KENNETH NISSON, and his heirs and assigns, that from and after the ensembling of these presents the said TONI HOFFMAN 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 20th day of May A.D.1983.

IN PRESENCE OF
/s/ Darnay Hoffman
Witness to Signature
/s/ Randy Hoffman
Witness to Signature
/s/ Laura Hoffman
Witness to Signature

/s/ Toni Hoffman L.S.
Toni Hoffman

STATE NEW YORK
NEW YORK COUNTY SS.

At New York County this 20th day of May A.D. 1983

TONI HOFFMAN

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

Before me /s/ Darnay R. Hoffman

Notary Public.

Commission Expires March 30, 1984.

Westfield Town Clerk's Office on October 17, 1983 at 3:30 P.M.

Received the forgoing instrument for recording of which this is a true copy.

Attest: *Loretta E. Laplume*
Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd - Tax Paid
Return No. 605704
Signed L. E. Laplume Clerk
Date 10-17-83

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **JUDY L. McINTOSH**, of Westmount, in the Province of Quebec and Dominion of Canada, Grantor, in the consideration of TEN OR MORE Dollars, paid to my full satisfaction by **VERMONT PEAK PROPERTIES LLC**, a New York Limited Liability Company with principal place of business in Palisades, in the Town of Orangetown, in the County of Rockland and State of New York, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said, **VERMONT PEAK PROPERTIES LLC**, and its successors and assigns forever, a certain piece of land and all improvements thereon situated in the Town of Westfield, in the County of Orleans and State of Vermont, described as follows:

Being all and the same land and premises conveyed to Judy L. McIntosh by Warranty Deed of Roberts Real Estate, Inc., dated June 13, 1982 and recorded on September 11, 1982 in Book 21 at Page 441 of the Town of Westfield Land Records, and described therein as follows:

"Being all and the same land and premises, together with the buildings and improvements thereon, as was conveyed to the Grantor herein, Roberts Real Estate, Inc., by warranty deed of Robert Blair dated August 7th, 1981, and recorded in Book 21 at Page 372 of the Land Records of the Town of Westfield; said land and premises hereby conveyed being more particularly described in the aforementioned deed as follows:

"Being all and the same land and premises, together with any improvements thereon, as was conveyed to the Grantor herein, Robert Blair, by warranty deed of Roberts Real Estate, Inc., Gerard J. Roye and Elsie C. Roy dated September 19th, 1980, and recorded in Book 21 at Page 281 of the Land Records of the Town of Westfield; said land and premises hereby conveyed being more particularly described in the aforementioned deed as follows:

"Being a 10.4 acre, more or less, parcel of land located on the southerly side of an old logging road which runs in a southeasterly direction from State Aid Highway #3 and being more particularly described as follows: beginning at a point located in the centerline of said logging road, which point marks the northeasterly corner of the within conveyed premises and thence from said point of beginning south 05° 44' west for a distance of 911.1 feet to a point; thence north 72° 46' 37" west for a distance of 425.98 feet to a point; thence north 05° 00' east for a distance of 1,235.0 feet to a point located in the centerline of the aforementioned logging road; thence turning and running in a general southeasterly direction along the centerline of said road a distance of 600 feet, more or less, to the point of beginning.

There is also hereby conveyed a right-of-way along the old logging road from State Aid Highway #3 to the easterlymost corner of the within conveyed premises; said right-of-way being for the purpose of ingress and egress by vehicle or otherwise.

EXCEPTING, however, to the grantors herein, their heirs and assigns, a right-of-way to travel by vehicle or otherwise over the entire northerlymost portion of the within conveyed premises as said

Town Clerk's Office, Westfield, Vermont 05874
Received for Record 11-21-2023
At 2:50 o'clock P.M. Recorded in
Land Records Book 62 Page 76
Attest: Nancy Smith Town Clerk

Book 62, Page 76

land is presently used as a portion of said logging road. Said right-of-way to be a width of 50.88 feet at the westerlymost edge of said premises and 27.1 feet at the easterlymost edge.

Meaning and intending hereby to convey Lot No. 8 as depicted on a survey plan prepared by Newtown Surveyors, Inc. and numbered 623 and dated 11/16/1973. Said land and premises hereby conveyed being a portion of all the same land and premises as conveyed to John E. Roberts, Angela Roberts, Gerard J. Roy and Elsie C. Roy by warranty deed of Fernand D. and Fernande M. Racicot dated February 16, 1966 and recorded in Book 18 at Page 76 of the land records of the Town of Westfield. The interest of said John and Angela Roberts having been conveyed Roberts Real Estate, Inc. by warranty deed dated May 21, 1969 and recorded in Book 18 at Page 442 of the land records of the Town of Westfield." " "

Reference is hereby made to the aforementioned instruments and to the references contained therein and records thereof in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said, **VERMONT PEAK PROPERTIES LLC**, and its successors and assigns, to their own use and behoof forever; and I, the said **JUDY L. McINTOSH**, for myself and my heirs, executors and administrators, do covenant with the said Grantee, **VERMONT PEAK PROPERTIES LLC**, and its successors 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**; and I hereby engage to **WARRANT and DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I, **JUDY L. McINTOSH**, hereunto cause my hand and seal this 16th day of November, 2023.

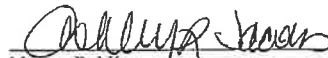

JUDY L. McINTOSH

STATE OF VERMONT
COUNTY OF ORLEANS, SS.

At Newport City this 16th day of November, 2023, personally appeared **JUDY L. McINTOSH**, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.


Bauer Gravel
Farnham, LLP
Colchester • Montpelier
South Hero • St. Albans

Before me:
ASHLEY JACOBS
Notary Public, State of Vermont
Commission No. 157.0003110
My Commission Expires:
January 31, 2025


Notary Public
My commission number: _____
My commission expires: 01/31/2025

WARRANTY DEED

Page 426

Roberts Real Estate, Inc. - Gerard Roy and Elsie Roy to
Marc Pfenning and Shelly Rush

KNOW ALL MEN BY THESE PRESENTS THAT Roberts Real Estate, Inc., a Vermont corporation, and Gerard Roy, and Elsie Roy, husband and wife, all of the Town of Derby in the County of Orleans and State of Vermont Grantors, in the consideration of One Dollar and other valuable consideration paid to our full satisfaction by Marc Pfenning and Shelly Rush, both of Westfield in the County of Orleans and State of Vermont Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, Marc Pfenning and Shelly Rush, as joint tenants with the right of survivorship, and their heirs and assigns, forever a certain piece of land in the Town of Westfield in the County of Orleans and State of Vermont, described as follows, viz:

Being an 11.2 acre parcel of land, more or less, located easterly and westerly of an old logging road, which logging road runs in a general southeasterly direction from State Aid Highway #3; said land and premises being more particularly described as follows: Beginning at a point set in the centerline of the aforementioned logging road, which point is located 1,543.26 feet from the intersection of the centerlines of State Aid Highway #3 and said logging road, said distance being measured along the centerline of said logging road and in a general southeasterly direction; thence from point of beginning south 05° 44' west for a distance of 911.1 feet to an iron pin for a corner; thence turning and running south 76° 24' 04" east for a distance of 333.27 feet to a point located in the westerly edge of the right-of-way of the aforementioned logging road; thence continuing in a general southeasterly direction across said logging road for a distance of 50 feet to an iron pin set in the easterly edge of said right-of-way; thence turning and running North 13° 38' 24" East for a distance of 1,066.7 feet to an iron pin for a corner; thence North 77° 00' West for a distance of 709.12 feet to the point of beginning.

There is excepted and reserved herefrom the right to travel by vehicle or otherwise over the existing log road for the benefit of the grantors herein, their heirs and assigns and all of the individuals who have purchased lots from the grantors herein previous to the date hereof.

There is also hereby conveyed to the grantees herein the right to travel by vehicle or otherwise over the existing roadway from State Aid Highway No. 3 to the property conveyed herein.

Meaning and intending hereby to convey a portion of all and the same land and premises as was conveyed to John E. Roberts and Angela Roberts, Gerard Roy and Elsie C. Roy by warranty deed of Fernand D. and Fernande M. Racicot dated February 15, 1966 and recorded in Book 18, Page 76 of the Land Records of the Town of Westfield. The said John E. Roberts and Angela Roberts having conveyed their interest in this land and premises to Roberts Real Estate, Inc. by deed dated May 21, 1969 and recorded in Book 18 at Page 442 of the Land Records of the Town of Westfield.

Reference is here made to the abovementioned deeds and their records and to all prior deeds and the records thereof for a more particular description of the land and premises herein conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees Marc Pfenning and Shelly Rush, and their heirs and assigns, to their own use and behoof forever; And we the said Grantors, Roberts Real Estate, Inc., Gerard Roy and Elsie Roy for ourselves and our heirs, executors and administrators, do covenant with the said Grantees Marc Pfenning and Shelly Rush, and their heirs and assigns, that until the ensealing of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE: and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, IN WITNESS WHEREOF, we hereunto set our hands and seals this 8th day of May A.D. 1981

IN PRESENCE OF
/s/ Dave Quinn
Witness to signatures
/s/ Susan Forbes
Witness to signatures

ROBERTS REAL ESTATE, INC.
By: Marcel Roberts, Pres. L.S.
Marcel J. Roberts, President
/s/ Gerard Roy L.S.
Gerard Roy
/s/ Elsie Roy L.S.
Elsie Roy

State of Vermont,
County Orleans

ss. At Newport this 8th day of May A.D. 1981

Marcel J. Roberts, President of Roberts Real Estate, Inc,
and Gerard Roy and Elsie Roy

personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed, and the free act and deed of said corporation.

Before me /s/ Susan Forbes
Notary Public.

Westfield, Vermont Town Clerk's Office on July 16, 1982 at 3:08 P.M.
Received the foregoing instrument for recording of which this is a true copy.

Attest: *Loretta H. Dophume*
Clerk.

This Transfer is in compliance with the Subdivision Regulations of the Board of Health.
Not a subdivision or development.

This Transfer is in compliance with Chapter 151 of Title 10. Vermont Statutes Annotated.
Not a subdivision or development.

*Not a subdivision
to Marc Pfenning
Book 40 Page 421*

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd - Tax Paid - Basis of 100% Govt. Rec'd -
Vt. Land Use & Development Plans Act, Sec. 10.
Return No. *A-585744*
Signed *L. Dophume* Clerk
Date *7-16-82*

COPY

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT we, DURWOOD F. BLAY and DEBORAH A. BLAY, husband and wife, both of Westfield in the County of Orleans and State of Vermont, Grantors, in the consideration of One Dollar and other good and valuable consideration paid to our satisfaction by NATALIE M. DESJARLAIS, of the Town of Westfield in the County of Orleans State of Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees NATALIE M. DESJARLAIS, and her heirs and assigns forever, a certain piece of land in the Town of Westfield in the County of Orleans and State of Vermont, described as follows, viz:

Being a portion only of the same lands and premises that were conveyed in a Warranty Deed from Lyndonville Savings Bank and Trust Company, to Durwood F. Blay and Deborah A. Blay, husband and wife, dated August 13, 1996 and recorded in the Town of Westfield Land Records at Book 29, Pages 191-192.

The lands and premises conveyed are more particularly described as Parcel No. 3 in a Warranty Deed from Roberts Real Estate, Inc., Gerard Roy and Elsie Roy to John Lincoln and Patricia Lincoln, dated July 16, 1981 and recorded in the Town of Westfield Land Records at Book 21, Pages 364-365 and described as follows:

"PARCEL NO. 3: Being a 14.6 acre, more or less, parcel of land located on the northerly side of the logging road referred to in PARCEL NO. 2 herein, and being more particularly described as follows: Beginning at a point set in the center-line of the aforementioned logging road, which point marks the southwesternmost corner of the within conveyed premises, and the southwesternmost corner of the property now owned or formerly owned by William Hunt; thence from said point of beginning north 05° 00' east for a distance of 25 feet to an iron pin; thence north 31° 20' 15" east for a distance of 542.06 feet; thence south 75° 15' 21" east for a distance of 186.52 feet; thence south 80° 21' 26" east for a distance of 608.75 feet to a point; thence south 12° 49' 28" west for a distance of 742.91 feet to an iron pin; thence north 77° 00' west for a distance of 709.12 feet to a point located in the centerline of the aforementioned logging road; thence turning and running in a general northwesterly direction along the centerline of said logging road for a distance of 324.93 feet, more or less, to the point of beginning.

PARCEL NO. 3 consisting of lot number 6 as depicted on the hereinafter referenced survey plan.

There is also hereby conveyed a right-of-way in common with others over the existing logging road which runs in a general easterly direction from State Aid Highway #3 for the purposes of ingress and egress to the property conveyed herein.

Excepting and reserving herefrom for the benefit of the Grantors herein, their heirs and assigns, a right-of-way 25 feet in width along the entire southwesternmost boundary of the within conveyed premises."

Being a portion of all and the same land and premises as was conveyed to John E. Roberts and Angela Roberts, Gerard Roy and Elise Roy by warranty deed of Fernard D. and Fernande M. Racicot dated February 15th, 1966, and recorded in Book 18 at Page 76 of the Land Records of the Town of Westfield. Said John Roberts and Angela Roberts having conveyed their interest in this land and premises to Roberts Real Estate, Inc. by deed dated May 21st, 1969, and recorded in Book 18 at Page 442 of the Land Records of the Town of Westfield.

Reference is also made to a survey plan by Newtown Surveyors dated November 16th, 1973, and numbered 623, from which the above metes and bounds are derived.

Reference is hereby made to a Warranty Deed from Durwood F. Blay and Deborah C. Blay to Sharon Ann Rosenberger and Kyle D. Blay in which the Grantors herein excepted and reserved unto themselves the power to sell, gift, convey, mortgage, lease or otherwise manage and dispose of the property in fee simple without joinder of the remaindermen and with the full power to retain all proceeds during their natural lives in accordance with the Enhanced Life Estate Deed Act set forth in 27 V.S.A chapter 6.

Reference is hereby made to the above-referenced deeds and their records, and to all prior deeds and the records thereof for a more particular description of the lands and premises hereby conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee NATALIE M. DESJARLAIS, her heirs and assigns, to their own use and behoof forever; And we the said Grantors DURWOOD F. BLAY and DEBORAH A. BLAY, husband and wife, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee NATALIE M. DESJARLAIS, her heirs and assigns, that until the ensealing of these presents we are the sole owners of the premises, and have good right and title

and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever.

IN WITNESS WHEREOF, we hereunto set our hands and seal this 11 day of September, 2026.

Durwood F. Blay
DURWOOD F. BLAY

Deborah A. Blay
DEBORAH A. BLAY

STATE OF VERMONT
COUNTY OF ORLEANS, SS:

At Dorsey, in said County and State, this 11 day of September, 2026, personally appeared Durwood F. Blay and Deborah A. Blay, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me: Ju Thomasji
NOTARY PUBLIC

My Commission Expires: 01/31/2027

JENNIFER THOMAS JARVIS
Notary Public, State of Vermont
Commission # 157.0000024
My Commission Expires January 31, 2027