



# Know all Men by these Presents

**That** We, EVERETT A. DAKAN and TERRY LEE DAKAN, formerly  
TERRY LEE MOUNGEY, husband and wife,

of Shaftsbury in the County of Bennington  
and State of Vermont Grantors, in the consideration of  
one dollar and other good and valuable considerations-----~~Dollars~~  
paid to our full satisfaction by

KENT L. GATLING and ANNE C. GATLING,  
husband and wife,

of Woodford in the County of Bennington  
and State of Vermont Grantees, by these presents, do  
freely Give, Grant, Sell, Convey and Confirm unto the said Grantees

KENT L. GATLING and ANNE C. GATLING,  
husband and wife,

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

IT BEING ALL AND THE SAME LANDS AND PREMISES WHICH WERE CONVEYED UNTO  
the said Everett A. Dakan and Terry Lee Moungey, now Terry Lee Dakan,  
by Warranty Deed of Mahlon Apgar IV dated January 12, 1973 and re-  
corded in Book 54 at page 9 of the Shaftsbury Land Records and there-  
in described as follows:

"Beginning at an iron pipe in the west line of  
U. S. Route 7 in the Town of Shaftsbury, Vermont, said iron  
pipe being on a line parallel to, and 100 feet northerly of  
the north line of lands of Davis and the south line of lands  
of this grantor; thence running N 73°40' W through lands of  
this grantor, on said line 100 feet north of the grantors  
south line, 474.41 feet to an iron pipe in a fence line;  
thence running N 16°12'30" through lands of this grantor  
along said fence line 226 feet and thence on a continuation  
of said fence line along an old hedgerow 397.61 feet, in  
all 623.61 feet to an iron pipe; thence running through  
lands of this grantor S 73°40' E parallel to the south line  
of the herein described parcel 489.62 feet to an iron pipe;  
thence continuing S 73°40' E 1.00 feet to the west line of  
U. S. Route 7; thence running southerly along the west line  
of U. S. Route 7 the following, S 12°20' W 142.00 feet, S  
16°59' W along the chord of a curve 215.11 feet and S 21°07'  
W 267.79 feet to the place of beginning.

"Containing 7.064 acres.



"Including all of the rights of the grantor, if any, to the center line of U. S. Route 7 as it bounds the lands herein conveyed.

"The above conveyed lands shall not be used for any manufacturing or commercial purposes, except that a part of the dwelling may be used for a home office or studio by a professional person, such as an architect, painter, engineer, accountant, doctor, lawyer, insurance man or broker.

"The above description is taken from a survey map entitled "Map of Property for Everett A. Dakan & Terry Lee Moungey, Shaftsbury, Vermont, Office of Gerald E. Morrissey, Inc., Bennington, Vermont, January, 1973, Scale 1" = 100'"filed or to be filed of record in the Shaftsbury Town Clerk's Office."

**To have and to hold** *said granted premises, with all the privileges and appurtenances thereof, to the said Grantee s*

KENT L. GATLING and ANNE C. GATLING,  
husband and wife, their

*heirs and assigns, to their own use and behoof forever;*

**And we** *the said Grantor s*

EVERETT A. DAKAN and TERRY LEE DAKAN, formerly  
Terry Lee Moungey, husband and wife,

*for ourselves and our heirs,*  
**executors and administrators, do** *covenant with the said Grantee s*

KENT L. GATLING and ANNE C. GATLING,  
husband and wife, their

*heirs and assigns, that until the ensealing of these presents we are*  
*the sole owner s 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 HEREINABOVE SET FORTH;



We, the said Grantors, do hereby engage to **Warrant and Defend** the same against all lawful claims whatever, except as aforesaid.

In Witness Whereof, we hereunto set our hands and seals this 19<sup>th</sup> day of NOVEMBER ~~October~~ A. D. 1979.

In Presence of

Arthur H. Wilson

) As Ernest W. Horsington

Ernest W. Horsington

) To Everett A. Dakan

) EAD

Terry Lee Dakan

Terry Lee Dakan

Rose M. Murressey

) As

Caroline A. Parker

) To

) TLD



State of Vermont,

BENNINGTON

County

ss.

At

Bennington

4<sup>th</sup>

day of

November

this

A. D. 1979

EVERETT A. DAKAN

personally appeared, and

he

acknowledged this instrument, by

him

sealed and subscribed, to be

his

free act and deed.

Before me

Arthur H. Wilson

Notary Public.

(Title)

STATE OF VERMONT  
BENNINGTON COUNTY, SS.

At Bennington this 19<sup>th</sup> day of November A.D. 1979,

TERRY LEE DAKAN

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

Before me,

Caroline A. Parker

Notary Public.



# Deed

WARRANTY

EVERETT A. DAKAN  
TERRY LEE DAKAN  
husband and wife

TO

KENT L. GATLING  
ANNE C. GATLING  
husband and wife

Dated, October \_\_\_\_, 19 79

CLERK'S OFFICE

RECEIVED FOR RECORD

December 4th, A. D., 19 79

AT 12 O'CLOCK 30 MINUTES P. M.

AND RECORDED IN

BOOK 60 PAGE 420-21 OF LAND RECORDS

ATTEST Shirley Hamilton  
CLERK

RECORDERS FEE \$

Vermont Property Transfer Tax 465 -  
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. A 578993  
Signed Shirley Hamilton, Clerk  
Date 12-4-79