

TITLE SEARCH & EXAMINATION CHECKLIST

1. **Current Owner/Immediate Past Owner.** Obtain name of current owner and identify deed volume/page number for deed to current owner. Go to that deed and obtain name of preceding owner.
 - (a) Tax Map / Tax Parcel Number
 - (b) Tax Card or Grand List
 - (c) Copy of Deed
2. **Maps:** Identify and photocopy any maps showing the location of the property in question. The relevance of some maps may not be apparent until you have identified older documents in the chain of title.
3. **Construct Chain of Title.** Repeat process for each owner, moving back in time and constructing chain of title. Use abstract memos to record information about documents as you move backward in time. It's probably a good idea to photocopy each deed as well. The more information you assemble as you construct the chain of title moving backward in time, the easier it will be to search forward.
4. **Title Search.** Search chain of title for each owner moving forward in time, using grantor and grantee indices. The form of these indices will vary from town to town, county to county. Many towns simply use index cards, filed alphabetically. Some towns, and most counties, will use index books, one for grantors and one for grantees. Books may cover all recorded documents for a single year or a period of years.

Begin the search for each owner with the date of the deed to that owner and searching that owner through the date of recording of the deed to the next owner. Search both grantor and grantee indices for each owner. Identify each recorded document that may affect the property in question, and use the abstract memos to record information about each document. Use the title search worksheet to organize the chain of title.
5. **Examine Title.** When the search has been completed, use the title examination worksheet to organize all pertinent documents into chronological order, moving forward in time. This restates the chain of title but also incorporates each incumbrance in proper sequence.

LEGAL: Shelburne County Dtee

FIL. .O.

Parcel 1: Commercial Lot - meters & Bounds
 Parcel 2: Small Triangular Parcel / Access

Tax Parcel 31-50-66

Doc/Ab	Chain of Title-Grantees	Incumbrances, Defects	Legal	Date	Notes/ Objection
9/182	Prosper Bacon		Bounds Parcel w/ship	12-13-1859 12-13-1859	
9/183		mtg to Cassius L. Spear \$420	same	12-13-59 12-13-59	
9/233		discharged - no date assigned to Burlington Savings Bank	same	12-13-62 12-14-62	
9/357		1-7-71 mtg to Frederick Fletcher \$150	same	12-12-62 12-12-62	
15/14		6-4-90 mtg to Burlington Savings Bank \$300	same	6-4-89 6-5-89	
15/68		2-25-98 mtg to George W. Roberts	meters & bounds	2-1-92 3-4-92	
17/179 17/180-82	George & Timothy Bacon		same as 9/182	9-11-09 9-13-09	
same	d. 8-22-08	life estate in Sarah T. Bacon	same		
18/58	Mary M. Seyett		same as 11/182, last 14/182	9-14-09 9-14-09	husband is deceased H.
17/473-4	A. L. Sherman	Q	same as 18/58	1-14-22 1-18-22	
17/476-77	Mary M. Seyett	Q sole owner	same as 18/58	1-14-22 1-18-22	
19/224		4-2-51 mtg to Burlington Savings Bank \$300	same as 18/58	9-15-23 9-15-23	
17/545		Leasement to N. C. Tel. & Tel.	?	3-20-25 4-7-25	verify location
19/220		11-15-35 mtg to Burlington Savings Bank \$500	?	4-7-28 4-10-28	
30/133-35	Truman M. Webster	D.P.	land - store & barber shop	6-19-46 7-22-46	
same	2-16-54 OR 9-18-54 36/81	1/4 rental profits to David S. Webster			
32/281	Consuelo N. Bailey		same as 18/58	6-14-51 6-15-51	
32/282	Truman M. & Selina W. Webster		same	6-14-51 6-15-51	
32/344	George S. & Phyllis E. Thullis		meters & bounds	9-16-52 9-16-52	new description
33/410		9-16-54 mtg to Truman M. & Selina W. Webster \$1000	same as 32/344	9-16-52 9-16-52	
36/74	Rae C. & Gertrude E. LaPree		same as 32/344	9-16-54 9-18-54	
36/80		3-6-57 mtg to Burlington Savings Bank \$2500	same as 36/74	9-16-54 9-18-54	
36/404	Walla M. & June P. Stearns		same as 36/74	3-29-57 4-2-57	
36/405		3-14-62 mtg to Howard National Bank \$7400	same as 36/404	3-29-57 4-2-57	
39/3		3-30-77 mtg to Howard National Bank \$10,200	same as 36/404	3-14-62 3-15-62	
37/457	Walla M. & June P. Stearns	36/404 small triangular parcel - enlarged	part of 30/133-35	3-2-62 3-5-62	disruption meters 15' call OK
84/513-15	Robert A. & Margie M. Skiff	Q & Q as to 37/457	36/404 37/457	7-2-84 7-3-84	
84/516		108/495-99 mtg to Walla M. & June P. Stearns \$220,000	same	7-2-84 7-3-84	
108/495-99		mtg to Vermont Nat Bank \$450,000	84/513-15	4-17-87 4-24-87	also other lands see 108/40
131/128		mtg to Chittenden Trust & Co. \$70,000	same	6-6-90 6-8-90	
131/150		lease to Elizabeth M. Taff	same	6-6-90 6-11-90	3 years option \$1,000/yr. paid to purchaser



BLOCK
50

Map
34-52-2

This Map was prepared using AutoCad Map 2000. All Data meets or exceeds specifications outlined in the Vermont Mapping Guidelines by Larry Roush. This Map is the sole property of the Town. Any copy, Paper or Digital, shall not be given without permission from the Town.

LEGEND

36-51-90 Parcel ID Number
500(a) Scaled Dimensions
450.15 Deed/Survey Dim.
Lot 23 Subdivision Lot No.
100 A Deed Acres
100.3 A Computed Acres
100.25 A(S) Surveyed Acres

Vermont Route 7
Town Road Number
Bldg. Footprint
Common Ownership
Land Hook

Property Line
Road Line
Town Line
VELCO Easement
River as a Property Line
River Bed Parcel

Lake
Block Number
Private R.O.W.

This is not a SURVEY...
THIS MAP WAS PREPARED FROM D
SURVEYS RECORDED IN THE TOWN
CLERK'S OFFICE. ALL INFORMATION
SUBJECT TO CHANGE.

Know all Men by these Presents

Vol. 84
Page 513-15

WAT

WALLA M. STEARNS and JUNE P. STEARNS

Shelburne in the County of Chittenden
State of Vermont Grantors, in the consideration of
Ten and More Dollars
to our full satisfaction by

ROBERT A. SKIFF and MARJORIE N. SKIFF

South Burlington in the County of Chittenden
State of Vermont Grantee, by these presents, do
Give, Grant, Sell, Convey and Confirm unto the said Grantee

ROBERT A. SKIFF and MARJORIE N. SKIFF, husband and wife as
tenants by the entirety

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

Being two parcels of land, together with all improvements thereon and
appurtenances thereto, said parcels are more particularly described as
follows:

Parcel #1: Being a parcel of land located on the easterly side of the
highway leading through Shelburne Village to Shelburne Falls and beginning
at a point in the easterly sideline of said highway which point is 82.5
feet south of the northwest corner of lands now or formerly owned by Truman
Webster and Selina W. Webster; thence running in an easterly direction
a line parallel to the north wall of the portion of the building located
thereon which was formerly a barber shop at a distance of 3 feet from said
wall to a point opposite the northeast corner of the said former barber
shop; thence deflecting to the right and continuing southeasterly a
distance of 172.5 feet to the property line, now or formerly marked by a
fence, between the property described herein and lands now or formerly of
Jerry Depeaux and Thorpe; thence deflecting to the right and continuing in a
southerly direction a distance of 15 feet in and along the westerly line of
said lands of Thorpe; thence deflecting to the right and continuing in a
westerly direction 209.5 feet, more or less, in and along the north line of
lands now or formerly of one Miller to a point in the easterly sideline of
said highway; thence deflecting to the right and following the sideline of
said highway to the point or place of beginning.

Parcel #1 is all and the same land and premises conveyed to the
Grantors by Warranty Deed of Ray C. LaPier and Gertrude E. LaPier dated
March 29, 1957 and recorded in Volume 36 at Page 404 of the Land Records of
the Town of Shelburne.

Included with Parcel #1 and conveyed hereby without warranties of any
kind, is the right, title and interest of Grantors in and to the strip of
land lying northerly of this Parcel #1 not already included in Parcel #2
herein and conveyed to Grantors by the aforesaid Warranty Deed.

Parcel #2: Being a triangular shaped parcel of land described as follows:
beginning at a point 3 feet north of the northeast corner of that portion
of the so-called "Country Store" building formerly known as "The Barber
Shop", which point is 32½ feet from the northwest corner of said building;
thence running in an easterly direction a distance of 13 feet to a point,
this extension making a total of 45½ feet from the northwest corner of
said Country Store building); thence turning an angle and continuing in a

southeasterly direction a distance of about 160 feet, more or less, to
a point which is the northeast corner of Parcel #1, said point being
fence line of the properties now or formerly of Jerry Depeaux and
Strong, which point is 15 feet from the southeast corner of Parcel #1
herein, which 15 feet is parallel to the highway leading from Shelburne
Village to Shelburne Falls; thence turning an angle and continuing in a
northwesterly direction a distance of 172½ feet which is the extension of the
northeast boundary of Parcel #1 herein to the point or place of beginning.

The lands herein conveyed are bounded on the north by lands now or
formerly of Truman M. and Selina W. Webster; on the east by lands now or
formerly of Jerry Depeaux and Nason Strong; and on the south by lands now or
formerly of Truman M. and Selina W. Webster.

Being all and the same lands and premises conveyed to the Grantors
herein by Warranty Deed of Truman M. and Selina W. Webster dated March 29,
1962 and recorded in Volume 37 at Page 457 of the Land Records of the
Town of Shelburne.

This conveyance is made subject to and has the benefits of the

Shelburne Conn 'g Stne, Falls Road

Parcel 1: Commercial Lot - Meters & Bounds

Tax Parcel 31-50-66

Parcel 2: Driveway - Meters & Bounds (see sheet 2 also) Sheet 1

Releases,
Discharges,
Redemptions

Vol. & Page	Dates Searched	Chain of Title - Grantees	Grantor Index	Grantee Index	Deeds	Mortgages	Misc.	Releases, Discharges, Redemptions
9 182	12-13-1859 9-14-09	Prosper Bacon (Sarah)	Cards	Cards	9/182 ✓	9/183 ✓		
		- search P.B. to d.o.d., c. 1895			12/42-43 ✓	15/68 ✓		
		- search S.B. to d.o.d., p-22-08			17/179 ✓	15/14 ✓		
					17/180-82	9/357 ✓		
17 179	9-11-09 9-14-09	George & Timothy Bacon	Cards	Cards	14/161 ✓	15/223 ✓	16/21 ✓	
		- search G.B. & T.B. from d.o.d.			14/211 ✓	15/134 ✓		
		of P.B., c. 1895			18/15 ✓			
					18/58 ✓			
18 58	9-14-09 7-22-40	Mary Milbreyette a.k.a. Mary M. Deyett	Cards	Cards	17/473-74 ✓	19/210 ✓	21/498 ✓	
					17/592-94 ✓	15/108 ✓	21/189 ✓	
					17/545-46 ✓	19/220 ✓		
					18/308 ✓	19/224 ✓		
					18/136 ✓			
					18/148 ✓			
					18/286 ✓			
					18/169 ✓			
					18/58 ✓			
					17/85-86 ✓			
					17/476-77 ✓			
					17/477-78 ✓			
					17/479 ✓			
					22/1 ✓			
					22/236 ✓			
					22/183 ✓			
					22/146 ✓			
					30/133-35			
					17/475-76 ✓			
30 133-35	6-14-46 6-15-51	Truman M. Webster	Cards	Cards	32/270 ✓			
		David Webster search to 9-18-54			37/457-58 ✓			
		Lelina W. Webster			32/281 ✓			
					32/270 ✓			
					37/457-8 ✓			

Vol. & Page	Dates Searched	Chain of Title - Grantees	Grantor Index	Grantee Index	Deeds	Mortgages	Misc.	Releases, Discharges, Redemptions
32 282	6-14-51 9-16-52	Thurman M. + Selina W. Webster	Cards	Cards				
32 344	9-16-52 9-18-54	George J. Mulliss + Plumia E. Mulliss	Cards	Cards	36/74 ✓ 32/344 ✓	33/410 ✓	39/499	
36 74	9-16-54 4-2-57	Lae C. + Gertrude E. LaPier	Cards	Cards	36/74 ✓ 36/816 ✓ 36/404 ✓	36/80 ✓		
36 404	3-29-57 7-3-84	Walla M. Stearns + June P.	Cards	Cards	84/513 ✓ 37/457-8 ✓ 36/404 ✓	39/3 ✓ 36/405 ✓		
84 5135	7-2-84 3-20-03	Robert A. + Marjorie N. Skiff	Cards	Cards	84/451355 ✓	131/128 ✓	131/150 ✓	
		search from 6-6-90 Elizabeth M. Taff				108/495 ✓ 108/407 ✓ 84/516 ✓		
			BHL 2401-02 BHL 2403	BHL 2401-02 BHL 2403				

LEGAL:

FILE NO. _____

Shelburne County store
Parcel 2: Triangular parcel

[illegible]