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DEPARTMENT OF
PLANNING & ZONING

ATTORNEY'S REPORT & OPINION ON TITLE

RECORD OWNER: Donna Lea Hathaway & Jennifer Lea Stoddert

PROPERTY DESCRIPTION: 6 Proctor Place, Burlington

Being all and the same lands and premises conveyed to Donna Lea Hathaway and Jennifer Lea Stoddert by Warranty Deed of Kenneth H. Brunell and Laurette A. Brunell dated July 15, 1992 and recorded in Volume 458, Page 56 of the City of Burlington Land Records.

Being Lot No. 1 as described and conveyed to Kenneth H. Brunell and Laurette A. Brunell by Warranty Deed of Julienne T. Gorman, Normand Masse and Laurette A. Brunell, dated October 20, 1980 and recorded in Volume 272 at Page 482 of the Land Records of the City of Burlington. Said Lot is described therein as follows:

“Lot No.1: A lot of land with buildings thereon situated on the easterly side of Proctor Place, the dwelling house thereon being known and designated as No. 6 on said Place, having a frontage of 100 feet and a depth of 100 feet.

The above referenced distances are more or less.

Also included in this conveyance is an easement in common with Grantors, their heirs, successors or assigns for a right of way to provide ingress and egress from Proctor Place, so-called, to and from the within conveyed Lot. Said easement shall be over an existing driveway and shall be 20 feet wide by 100 feet long, and is more particularly described as follows:

Commencing at a point in the easterly sideline of said Proctor Place, said point is also the northwesterly corner of the within conveyed lot, and proceeding along the said easterly line of Proctor Place, so-called, a distance of 20 feet to a point; thence proceeding at an approximate right angle easterly along the northerly boundary line of lands now owned by Grantor herein, a distance of 100 feet to a point; thence proceeding southerly at an approximate right angle in and along a line which would be the extension of the westerly boundary of Grantors herein a distance of 20 feet to a point in the northerly boundary line of the within conveyed lot; thence proceeding westerly along said boundary line to a point in the easterly line of Proctor Place, said point being the point or place of beginning.

It is understood here in that Grantees shall be solely responsible for the maintenance, upkeep and snow plowing of the area within said easement.

It is further understood by Grantors herein and Grantees herein, their heirs, successors and assigns that Grantors herein, their heirs, successors and assigns shall also have the use of said right of way and no objects of any sort may be placed in said right of way which would not allow Grantors herein, their heirs, successors and assigns, the use of said right of way. Grantees herein shall have sole right to park vehicles on Right of Way, however, Grantees shall allow Grantors access if so requested by Grantors.”

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