

Exhibit O

Vermont Property Transfer
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Received
Return No. 19-157
Signed [Signature] Clerk.
Date MARCH 13, 2020

Book: 213 Page: 040 Page: 1 of 2
Randolph, VT Town Clerks Office
Received for record
MARCH 13 A.D. 2020
at 3 o'clock 48 minutes P M
and Recorded in Book 213 Page 040-041
of the Randolph Land Records.
Attest: E. Anna LeFevre ASST Town Clerk

VERMONT QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **Kenneth Blaisdell**, of East Randolph, County of Orange and State of Vermont, GRANTOR,

IN CONSIDERATION of GOOD AND VALUABLE consideration paid to my full satisfaction by **Brian Falzo and Courtney Brassard**, both unmarried, of Randolph, County of Orange and State of Vermont GRANTEEES,

have REMISED, RELEASED AND FOREVER QUITCLAIMED unto the said GRANTEEES, **Brian Falzo and Courtney Brassard**, as joint tenants with the right of survivorship, thus to them, to the survivor of them and to their heirs and assigns forever, all title which I, the said **Kenneth Blaisdell** and my heirs have in and to a certain parcel of land, together with all improvements thereon appurtenances thereto, in Randolph, County of Orange and State of Vermont, described as follows, viz:

Being a parcel of land estimated to contain 101.70 acres, to be the same more or less, and being identified as 1330 Vermont Route 14 North (East) Randolph, Vermont, and being a portion only of the land and premises conveyed to Kenneth Blaisdell by the warranty deed of Robert Swift and Katja Swift dated February 7, 2005 and recorded in Book 154, at Pages 407-408 of the Randolph Land Records.

Being all of the remaining lands and premises of the herein grantor, acquired from the above-referenced deed after the following out conveyances:

- A. A certain parcel of land estimated to contain 13.2 acres, to be the same more or less, conveyed by Warranty Deed of Kenneth Blaisdell to Christopher Villandry and Brittani Villandry dated July 8, 2019 and recorded July 8, 2019 at Book 210, Page 710 of the Randolph Land Records.
- B. A certain parcel of land estimated to contain 30.8 acres, to be the same more or less, conveyed by Warranty Deed of Kenneth Blaisdell to Christopher Rumrill and Krista Rumrill, dated February 9, 2006 and recorded February 13, 2006 at Book 159, Page 155 of the Randolph Land Records.

The herein grantor **RETAINS** the gravel pit rights, together with responsibility for maintenance, operations and compliance with all laws, rules and regulations. All rights and responsibilities for the gravel pit shall terminate upon the death of the herein grantor and shall revert to the herein grantees, and their heirs and assigns.

This conveyance is made subject to and with the benefit of any utility easements, public rights-of-way, spring rights, easements for ingress and egress, and rights incidental to each of the same as may appear more particularly of record; provided, however, that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated. If it should be determined that all or a portion of the conveyed lands and premises are Vermont perpetual lease land, then same are conveyed as such. Reference is here made to the above-mentioned deed and survey and to all prior deeds, plans and documents in the chain of title for a more particular description of the herein conveyed lands and premises.

The herein described lands and premises are conveyed subject to all outstanding mortgages, liens, attachments, leases, municipal assessments, and real estate taxes, all of which the Grantee herein agrees to assume by acceptance and recordation of this document.

This conveyance is exempt from Vermont Property Transfer Tax under Exemption #5 as a transfer from grandparent to grandchildren for no consideration.

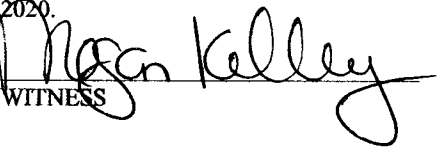
Reference is hereby directed to the Power of Attorney of Kenneth Blaisdell to Trini Brassard, dated July 18, 2013 and recorded July 8, 2019 at Book 210, Page 707 of the Randolph Land Records.

The herein conveyed lands and premises are enrolled in the State of Vermont Use Value Appraisal program ("Current Use") and the herein grantee accepts responsibility for all requirements of maintaining said enrollment, including filing a change of ownership form within 30 days of this conveyance.

TO HAVE AND TO HOLD all my right and title in and to the said quitclaimed premises, with the appurtenances thereof, to the said GRANTEES, **Brian Falzo and Courtney Brassard**, as joint tenants with the right of survivorship, thus to them, to the survivor of them and to their heirs and assigns forever,

AND FURTHERMORE, I the said **Kenneth Blaisdell**, do for myself and my heirs, executors and administrators, covenant with the said **Brian Falzo and Courtney Brassard** and their heirs and assigns, that from and after the ensembling of these presents. I will have and claim no right in, or to the said quitclaimed premises, except as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of ^{March}~~February~~ 2020.

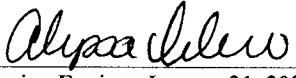

WITNESS


Kenneth Blaisdell
By: His Attorney-in-Fact, Trini Brassard

STATE OF VERMONT
ORANGE COUNTY, SS

March

At Randolph, this 10th day of ~~FEBRUARY~~ 2020, **Trini Brassard, Attorney-in-Fact for Kenneth Blaisdell** personally appeared, and acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of her principal, Kenneth Blaisdell.

Before me: , Notary Public.
My Commission Expires: January 31, 2021.

Alyssa Lubrano
Notary Public State of Vermont
Commission Expires: 1/31/2021
Commission #: 0003548

19-157

E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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j4y3qq

Web request key / Verification code

For Town Use Only

TRANSFERORS (Sellers)

BLAISDELL KENNETH
2305 VT ROUTE 14 N
EAST RANDOLPH, VT 05061-0000

TRANSFEREES (Buyers)

FALZO BRIAN
505 VT ROUTE 14 N
EAST RANDOLPH, VT 05061-0000

*Any additional transerors or transferees are listed at the bottom of this page

Date Acquired by Transferor: Feb-13-2006		Date of this Closing: Mar-13-2020		Land Size (acres): 101.70	
Property Physical Location:	City/Town:	SPAN#	Check if property is located in multiple cities or towns ☐		
1330 ROUTE 14 NORTH	Randolph	507-159-12799	This sale did not involve land ☐		
Buyer Seller relationship type: Grandparent/Grandchild		If other, description:			
If transfer is exempt from Property Transfer Tax: 05 - 32 V.S.A. § 9603 (5)					
Interest in property: Fee Simple		If other, description:			
If "undivided" percent of interest:		If other, description:			
Type of building construction: Single Family Dwelling		If other, description:			
Transferors use of property before transfer: Open Land		If other, description:			
Transferees use of property after transfer: Open Land		If other, description:			
Will the property be rented after transfer? No		Enrolled in the Current Use Program? Yes			
Have development rights been conveyed separately? No		New owner elects to continue current use enrollment? Yes			
Does the transferee hold title to any adjoining property: No					
Value paid or transferred as defined in 32 V.S.A. § 9601(6)		\$0.00			
Value paid or transferred for personal property		\$0.00			
Value paid or transferred for real property		\$0.00			
Tax Due		\$0.00			

Preparer's Name: TALLMAN LAW ASSOC
Preparer's Address: RANDOLPH, VT 05060-0000

Preparer's Phone: (802) 728-9103
Preparer's E-mail: OFFICE@TALLMANLAWVT.COM

Additional Transferor (S) / Transferee (B)

B COURTNEY BRASSARD

505 VT ROUTE 14 N EAST RANDOLPH VT 05061-0000

Transferee's Name BRIAN FALZO
Property Location 1330 ROUTE 14 NORTH
Date of this Closing Mar-13-2020

NOTE: Long names or addresses may not display fully on the paper copy of the return,
but the full names and addresses are submitted electronically to the Town and Department.

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

This serves as notice that:

- The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. chapter 64 and building, zoning and subdivision regulations;
- The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. chapter 151;
- The parties have an obligation to investigate and disclose knowledge regarding flood regulation affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency.

Town Clerk - Sign into your myVtax account to enter this recording information. After you have entered the recording information print a copy to deliver to the primary Transferee per 32 V.S.A. 9607.

This section to be completed by Town or City Clerk

Book Number 213	Page Number 040-041	Grand List year 2019
City or Town Randolph	Parcel ID Number 115020.010	Date of Record 03-13-2020
Grand List Value 183,400	Grand List Category 07	SPAN 507-159-12799
Comments, additional information, etc.		

☐ Duplicate Return Suspected ☒ Portion of the property sold/subdivision ☐ Original Return Waiting on Deed
Deed Acknowledgment and Return Received

SIGNED



, Clerk

DATE

03-13-2020

For Town Use Only