

ORIGINAL

VERMONT STATE AGENCY OF TRANSPORTATION

WARRANTY DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT The Brennan Woods Limited Partnership, a corporation duly organized and existing under and by virtue of the laws of the State of Vermont, having its office and principal place of business at Essex, in the County of Chittenden and State of Vermont, in the consideration of One and no/100 Dollar (\$1.00) paid to its full satisfaction by the State of Vermont, a sovereign state, does hereby give, grant, bargain, sell and convey unto the said State of Vermont and its assigns, such right and easement as the public has the right to condemn and take for the purposes of a highway on, beneath and above that certain land situated in the Town of Williston, County of Chittenden and State of Vermont, and described as follows, viz:

Being part of the same land and premises conveyed to The Brennan Woods Limited Partnership by James L. Brennan by Warranty Deed dated June 17, 1998 and recorded in Book 112, Pages 585-587 of the Town of Williston Land Records, and being more particularly described as follows:

Being Parcel #0107 consisting of certain rights therein, as shown on page 13 of the plans of Highway Project Williston-Colchester PB 033-1(1) as revised and filed in the office of the Clerk of the Town of Williston.

In connection with the above parcel the following easements and/or rights are conveyed:

An easement to install and maintain a pullbox at or near and to the right of approximate Mountain View Road survey station 7+87 of the centerline of the said highway project.

An easement to install and maintain a signal pole with mast arms at or near and to the right of approximate Mountain View Road survey station 8+48.5 of the centerline of the said highway project.

TO HAVE AND TO HOLD said granted rights and easements, with all the privileges and appurtenances thereof, unto the said State of Vermont and its assigns forever, to it and their own use; and the said Brennan Woods Limited Partnership, for itself and its successors and assigns, does covenant with the said State of Vermont and its assigns that until the ensealing of these presents it is well seized of the premises, as a good indefeasible estate in fee simple, and has good right to grant and convey the said rights and easements in manner and form as above written, and that the land described is free from every encumbrance whatsoever, except two mortgages. The first to James L. Brennan, dated June 17, 1998, and recorded in Book 243, Pages 418-421, and the second to The Merchants Bank, dated June 17, 1998, and recorded in Book 243, Pages 411-417, both of the Town of Williston Land Records.

AND FURTHERMORE, the said Brennan Woods Limited Partnership does by these presents bind itself and its successors, forever, to WARRANT and DEFEND the above rights and easements to the said State of Vermont and its assigns against all claims and demands whatsoever, except for the aforesaid mortgages.

IN WITNESS WHEREOF, the said corporation has caused its name to be hereunto subscribed, and its corporate seal to be hereunto affixed, at Essex, in the County of Chittenden and State of Vermont, this 24th day of APRIL, 2002, by the hand of Mark O. Lords.

IN PRESENCE OF:

BRENNAN WOODS LIMITED PARTNERSHIP

Patricia B. Corning
Witness

By: Mark O. Lords L.S.
Mark O. Lords

Its: General Partner
and duly authorized agent

STATE OF VERMONT

Chittenden County, ss.

At Essex, this 24th day of APRIL, 2002, personally appeared Mark O. Lords and acknowledged the foregoing instrument by him, as General Partner of Brennan Woods Limited Partnership sealed and subscribed, to be his free act and deed, and the free act and deed of the said Brennan Woods Limited Partnership.

Before me,

Patricia B. Corning
Notary Public

ACKNOWLEDGEMENT
Return Received (including Certificates and, if Required, Act 250 Disclosure Statement) and Tax Paid. 02-344
Signed E. Kathy Mardon ^{asst} Clerk
Date April 25, 2002

Williston, VT Town Clerk's Office
Received for Record
April 25 AD 2002
at 3 O'clock 15 minutes P M
and recorded in Book 325 Pages 196-197
Attest E. Kathy Mardon ^{asst} Town Clerk
8447