

VERMONT STATE AGENCY OF TRANSPORTATION

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT We, Garth A. Perkins and Marjorie A. Perkins, of Essex in the County of Chittenden and State of Vermont, Grantors, in the consideration of the sum of Three Hundred Twenty-Five Thousand Dollars (\$325,000.00), paid to our full satisfaction by the State of Vermont, a sovereign state, do hereby give, grant, bargain, sell and convey unto the said State of Vermont, and its assigns forever, a certain piece of land in the Town of Essex County of Chittenden and State of Vermont, described as follows, viz:

Being part of the same land and premises conveyed to Garth A. and Marjorie A. Perkins by Decree of Distribution of Harold F. French dated March 7, 1969 and recorded in Book 86, pages 325-329 of the land records of the Town of Essex and part of the same land and premises conveyed to Garth A. and Marjorie A. Perkins by Warranty Deed of Rose A. Daudelin dated May 20, 1957 and recorded in Book 59, pages 224-225 of the land records of the Town of Essex, and being more particularly described as follows:

Being parcels 0203 A-F, consisting of 9.86 Acres, more or less; also:

A permanent easement to construct and maintain a ditch located (at or near) approximate survey station Rte 117 9+90 RT.

A temporary easement during the period of construction to extend highway slopes and embankments in a total area of 0.06A +/- more or less.

A temporary easement during the period of construction to enter upon land of the Grantors herein, for construction purposes, including the right to cut and dispose of all trees, down timber, stubs, brush, bushes, and debris, in an area which contains 0.02 acre, more or less, and is located left of and between approximate survey stations Rte 117 13+73 and Rte 117 14+30.

A temporary easement during the period of construction to enter upon land of the Grantors herein, for construction purposes, including the right to cut and dispose of all trees, down timber, stubs, brush, bushes, and debris, in an area which contains 0.05 acre, more or less, and is located right of and between approximate survey stations Rte 117 6+77 and Rte 117 9+40.

All of the above are shown on plans for Highway Project Williston-Colchester PB 033-1(1) and filed in the Land Records of the Town of Essex on November 17, 1988.

117
9+90
RT

The Grantor reserves the right to remove topsoil from the premises as soon as possible, subject to an obligation to seed the same area promptly.

It is further understood and agreed that the State of Vermont contemplates the construction of a limited access highway facility and/or service road or street upon all or a portion of said property herein conveyed, and we, said Grantors, do also sell, transfer, convey and relinquish all rights of access, air, view and light, including all rights of ingress, egress and regress to, from, between and across said property and said limited access highway facility and/or service road.

And we do also release the said State of Vermont from any and all claims for damages which we may now or hereafter have, incident to the purchase and use by the State of said real estate.

TO HAVE AND TO HOLD said granted premises with all privileges and appurtenances thereof unto the said State of Vermont, and its assigns, to them and their own use and behoof forever; and we, the said Garth A. Perkins and Marjorie A. Perkins for ourselves and our heirs, executors and administrators, do covenant with the said State of Vermont that until the ensealing of these presents we are well seized of the premises, as a good indefeasible estate in fee simple, and have good right to grant and convey the same in manner and form as above written and that the same are free from every encumbrance, whatsoever.

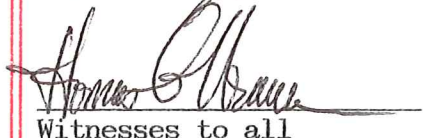
AND FURTHERMORE, we, the said Garth A. Perkins and Marjorie A. Perkins do by these presents bind ourselves and our heirs forever, to WARRANT and DEFEND the same against all claims and demands.

IN WITNESS WHEREOF, we hereunto set our hands and seals this

10 day of March, A.D., 1989.

IN PRESENCE OF:




Witnesses to all

 L.S.
Garth A. Perkins

 L.S.
Marjorie A. Perkins


Re: Williston-Colchester PB 033-1(1)
Warranty Deed, Parcel 0203
Garth A. Perkins and Marjorie A. Perkins

Essex Vermont Town Clerk's Office
At _____ of _____
M _____ minutes _____
ni bnbrecer bna bnbrecer 101 beveceer
to _____ on page _____
records _____
Attest: _____
Town Clerk _____

STATE OF VERMONT

Chittenden County, ss.

At Essex, this 10 day of March, A.D., 1989, personally appeared
Garth A. Perkins and Marjorie A. Perkins and acknowledged this instrument, by
them sealed and subscribed, to be their free act and deed.

Before me,


Notary Public

Vermont Property Transfer Tax
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. 89-81
Signed Rosa Lee Casidm Clerk
Date March 10, 1989

Re: Williston-Colchester PB 033-1(1)
Warranty Deed, Parcel 0203
Garth A. Perkins and Marjorie A. Perkins