

VERMONT STATE AGENCY OF TRANSPORTATION

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT we, John H. and Nancy R. Lang, of Shelburne in the County of Chittenden and State of Vermont, Grantors, in the consideration of the sum of One Million Six Hundred and Twenty Thousand Dollars (\$1,620,000.00), 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 by Warranty Deed of John H. Lang and Nancy R. Lang, tenants by the entirety, to John H. Lang and Nancy R. Lang dated March 31, 1980 and recorded in Book 153, Pages 289-291 of the land records of the Town of Essex; and being more particularly described as follows:

Parcel 0305 A-M consisting of 40.56 acres, more or less; plus the remainder of Parcel 0305L, consisting of 3.62 acres, more or less; (and the following rights and easements:)

Two (2) ditch and drainage rights (Permanent)
Culvert & drainage right (Permanent)
Easement to construct & maintain guardrail (Permanent)
Eleven (11) slope rights (Temporary)
Fifteen (15) construction easements (Temporary)
Culvert right (Temporary)
Drive right (Temporary)
All right, title and interest in Vt. Rte. 15
All right, title and interest in Essex Way

Above described land and rights are shown on the plans for Highway Project Williston-Colchester PB 033-1(1) which were filed in the office of the Town Clerk of Essex on January 19, 1989.

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 John H. and Nancy R. Lang for ourselves and our heirs, executors and administrators, do covenant with the said State of Vermont that until the ensealing of these presents, except as referenced herein, 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, except to the extent applicable Grantors' Master Land Use Permit No. 4C0608, as amended, Sub-division Permit No. EC4-1334, and to the extent any encumbrances may have arisen subsequent to May 25, 1990, the date of the initial Warranty Deed referenced below.

This is a corrective deed that succeeds previous Warranty Deeds between the Grantor and Grantee, which are dated May 25, 1990 and filed at Book 253, Pages 503-504 of the Town of Essex land records, and dated July 2, 1990 and filed at Book 254, Pages 600-601 of the Town of Essex land records.

AND FURTHERMORE, we, the said John H. and Nancy R. Lang do by these presents bind ourselves and our heirs forever, to WARRANT and DEFEND the same against all claims and demands, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 13th day of September, 1991.

IN PRESENCE OF:

Jennifer E. Bashaw

John H. Lang
John H. Lang

Brenda Fuller
Witnesses to both

Nancy R. Lang
Nancy R. Lang

STATE OF VERMONT

Chittenden County, ss.

At Essex, this 13th day of September, 1991, personally appeared John H. Lang and Nancy R. Lang and acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me,

Jennifer E. Bashaw
Notary Public

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
- ACKNOWLEDGMENT -

Return No. 91-412
Signed Ladine C. Proch, Clerk
Date September 27 1991 *asst*

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Essex, Vermont, Town Clerk's Office
September 27, 19 91 at
8 o'clock 45 minutes P M
Received for record and recorded in
book 266 on page 854-855 of
Band records
Attest: Ladine C. Proch
Town Clerk *asst*