

VERMONT STATE AGENCY OF TRANSPORTATION

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Forestdale Heights, Inc., Grantor, 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 Burlington in the County of Chittenden and State of Vermont, in the consideration of Fifty Thousand Dollars (\$50,000.00) paid to its full satisfaction by the State of Vermont, a sovereign state, the receipt of which is hereby acknowledged, does for itself and its successors and assigns give, grant, bargain, sell and convey unto the said State of Vermont, its successors and assigns forever, a certain piece of land in the Town of Essex in the County of Chittenden and State of Vermont, and described as follows, viz:

Being part of the same land and premises conveyed to Forestdale Heights, Inc. by Warranty Deed of Rice Realty Corporation dated July 17, 1972 and recorded in Book 105, Page 182-184 of the Land Records of the Town of Essex. And being more particularly described as Parcel 0313 of Highway Project Williston-Colchester PB 033-1(1) consisting of 13.98 acres, more or less, and;

Ditch and drainage right, (permanent);

Four drainage rights, (permanent);

Channel right, (permanent);

Said land and rights are shown on plans of project Williston-Colchester PB 033-1(1) filed in the Essex Town Clerk's office on November 17, 1988.

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 said Grantor does also sell, transfer, convey and relinquish all rights of access, air, view and light, including all rights of ingress, egress and regress between and across said property and said limited access highway facility and/or service road.

And the aforesaid Grantor does also release the said State of Vermont from any and all claims for damages which it may now 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, its successors and assigns, to them and their own use and behoof forever; and said Grantor, for itself and its successors and assigns, does covenant with the said State of Vermont that until the ensealing of these presents it is well seized of the premises by estate in fee simple, and has 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 for utility easements of record, terms and conditions of covenants and conditions of record, and Vermont land use permit #4C0618-4.

And the said Grantor does by these presents bind itself and its successors or assigns forever, to WARRANT and DEFEND the same against all claims and demands whatsoever, except as aforesaid.

IN WITNESS WHEREOF, the said Grantor has caused its name to be hereunto subscribed, and its corporate seal to be hereunto affixed, at Burlington in the County of Chittenden and State of Vermont, this 20 day of March, 1990.

IN PRESENCE OF:

FORESTDALE HEIGHTS, INC.

Katherine J. Aubrey
Peter M. [Signature]
Witnesses

By: [Signature]

Its: President
and duly authorized agent

STATE OF VERMONT

Chittenden County, ss.

At Burlington, this 20 day of March, 1990, personally appeared Rodolph E. Whittier and acknowledged the foregoing instrument by him, as President

_____ of Forestdale Heights, Inc. sealed and subscribed, to be his free act and deed, and the free act and deed of the said Forestdale Heights, Inc.

Before me,

[Signature]
Notary Public

Essex, Vermont, Town Clerk's Office
March 21, 1990 at
2 o'clock 15 minutes PM
Received for record and recorded in
book 251 on page 661-62 of
Send records.

Attest: Rosalee Crowden
Town Clerk beat

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. 90-105
Signed Rosalee Crowden Clerk
Date March 24, 1990