

VERMONT STATE AGENCY OF TRANSPORTATION

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT we, James E. Baker III and Kathy K. Baker, of Essex in the County of Chittenden and State of Vermont, Grantors, in the consideration of the sum of One Hundred Ninety Three Thousand Five Hundred Dollars (\$193,500.00), 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 James E. Baker III and Kathy K. Baker by Warranty Deed of James E. and Corinne P. Baker dated October 7, 1983, and recorded in Book 177, Page 271, of the Land Records of the Town of Essex, and being more particularly described as follows:

Being Parcel 0422 of Highway Project Williston-Colchester PB 033-1(1) consisting of the following land and rights;

0.8 acre, more or less, land,  
house and garage (retained by owner by Option dated February 21, 1991),  
all right, title and interest to Susie Wilson Road.

The above land and rights are shown on the plans for highway project Williston-Colchester PB 033-1(1) as filed in the office of the Town Clerk of Essex on October 25, 1990.

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 James E. Baker III and Kathy K. Baker, 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 James E. Baker III and Kathy K. Baker do also release the said State of Vermont from any and all claims for damages which they 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 Grantors, 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 Grantors 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  
14<sup>th</sup> day of March, 1991.

IN PRESENCE OF:

James E. Baker III  
[Signature]  
Witnesses to all

[Signature] L.S.  
James E. Baker III  
Kathy K. Baker s.  
Kathy K. Baker

STATE OF VERMONT

Chittenden County, ss.

At Burlington, this 14<sup>th</sup> day of March, 1991, personally appeared James E. Baker III and Kathy K. Baker and acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me,  
[Signature]  
Notary Public

Essex, Vermont, Town Clerk's Office  
April 1, 1991 at  
3 o'clock PM minutes 0 M  
Received for record and recorded in  
book 261 on page 367-368 of  
Hand records  
Attest: Rosalee Crewdsen  
Town Clerk

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. 91-102  
Signed Rosalee Crewdsen Clerk  
Date April 1, 1991