

VERMONT STATE AGENCY OF TRANSPORTATION

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT We, Randall A. Miller and Mary Jo Miller, of Essex in the County of Chittenden and State of Vermont, Grantors, in the consideration of the sum of One Hundred Sixty-Five Thousand Dollars (\$165,000.00), 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 all of the same lands and premises conveyed to Randall A. Miller by Warranty Deed of David E. and Wendy J. Ross, dated June 4, 1986, and recorded in Book 204, Page 152, of the land records of the Town of Essex; and being more particularly described as Parcel 0425, consisting of 1.5 acres and buildings thereon, as 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 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 Grantors, for ourselves and our heirs, executors and administrators, do covenant with the said State of Vermont that until the ensembling 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.

ORIGINAL

IN WITNESS WHEREOF, we hereunto set our hands and seals this  
14th day of November, 1990.

IN PRESENCE OF:

EJ Wandt

Randall A. Miller  
Randall A. Miller

Julie Maboriault  
Witnesses to both

Mary Jo Miller  
Mary Jo Miller

STATE OF VERMONT

Chittenden County, ss.

At <sup>South</sup> Burlington, this 14th day of November, 1990, personally appeared  
Randall A. Miller and Mary Jo Miller and acknowledged this instrument, by them  
sealed and subscribed, to be their free act and deed.

Before me,

EJ Wandt  
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. 90-555  
Signed Rosa Lee Crowden Clerk  
Date November 26, 1990

Essex, Vermont, Town Clerk's Office  
November 26, 19 90 at  
10 o'clock 10 minutes 17 M  
Received for record and recorded in  
book 258 on page 682-83 of  
Rand records  
Attest: Rosa Lee Crowden  
Town Clerk acty

Re: Williston-Colchester PB 033-1(1)  
Warranty Deed, Parcel 0425  
Miller, Randall A. and Mary Jo