

VERMONT STATE AGENCY OF TRANSPORTATION

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT We, Thomas A. Sheppard, Bradley C. Gardner, of Colchester, and Paul F. Brogna of Williston, in the County of Chittenden and State of Vermont, Grantors, in the consideration of the sum of One Hundred Twenty-five Thousand Dollars (\$125,000.00), 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 Colchester, County of Chittenden and State of Vermont, described as follows, viz:

Being part of the same land and premises conveyed to Thomas A. Sheppard, Bradley C. Gardner and Paul F. Brogna by Warranty Deed of Annette C. Parenteau and Philip A. Parenteau, dated December 30, 1986 and recorded in Book 125, Page 22 of the land records of the Town of Colchester; and being more particularly described as parcel 0511, consisting of 6.94 acres, more or less, and the following improvements and rights:

House, barn and three sheds with attendant water and sewer service.

Drainage right (Permanent).

Detour easement (Temporary).

Slope right (Temporary).

Construction easement (Temporary).

All right, title and interest to Mill Pond Road.

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.

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

31st day of March, 1992.

IN PRESENCE OF:

[Signature]

Witnesses to all

[Signature]
Thomas A. Sheppard

[Signature]
Bradley C. Gardner

[Signature]
Paul F. Brogna

STATE OF VERMONT

Chittenden County, ss.

At Essex Jct., this 31st day of March, 1992,

personally appeared Thomas A. Sheppard, Bradley C. Gardner and Paul F. Brogna and acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me,

[Signature]
Notary Public

Project: Williston-Colchester PB 033-1(1)
Parcel 0511, Sheppard et al.

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

-ACKNOWLEDGMENT-

Return Rec'd.--Tax Paid--Board of Health Cert. Rec'd.-
Vi. Land Use & Development Plans Act Cert. Rec'd.

Return No. 92-101
Signed [Signature], Clerk
Date April 2, 1992

COLCHESTER, VT.
RECEIVED FOR RECORD
April 2 AD. 1992 AT
10 O'Clock 7 Min. A M.
Recorded in Vol. 194 Page 446/447
of the Land Records.
Attest [Signature]
Town Clerk