

VERMONT STATE AGENCY OF TRANSPORTATION

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Edgewood Development Corporation, 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 South Burlington in the County of Chittenden and State of Vermont, in the consideration of One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00) 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 Edgewood Development Corporation by Warranty Deed of Helen W. Paquette dated December 5, 1988 and recorded in Book 152, Pages 52-54 of the land records of the Town of Colchester and being more particularly described as follows:

Being parcel 0715 consisting of 4.26 acres, more or less, and all right, title and interest to a water easement as it obtains on the State of Vermont's proposed acquisition from Munson Earth Moving Corporation. This water easement was conveyed to Edgewood Development Corporation by Easement Deed of Munson Earth Moving Corporation dated November 13, 1989 and recorded in Book 174, Pages 32-33 of the land records of the Town of Colchester. These lands and rights are shown on plans of Highway Project Colchester IR 089-3(11) filed in the Colchester Town Clerk's office on June 30, 1992.

Other undertakings of the grantor in connection therewith: Agrees to remove material from the acquisition area in accordance with plans submitted to and reviewed by Vermont Agency of Transportation (VAOT) staff. Said plans are further described as Project 93105 "Edgewood Extension" designed by Krebs & Lansing Consulting Engineers, Inc. and dated November, 1988. The material removal and attendant seeding and mulching is to be completed by March 1, 1998 or upon one hundred eighty days notice prior to Circumferential Highway construction by VAOT, whichever is sooner.

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 to, from, 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 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, 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 ensembling 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.

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.

IN WITNESS WHEREOF, the said Grantor has caused its name to be hereunto subscribed, and its corporate seal to be hereunto affixed, at Essex Junction in the County of Chittenden and State of Vermont, this 1st day of April, 1993.

IN PRESENCE OF:

[Signature]
Sharon M. Resseguie
Witnesses

EDGEWOOD DEVELOPMENT CORPORATION

BY: *[Signature]*
Its: Pres: J. Ploof
and duly authorized agent

STATE OF VERMONT
Chittenden County, ss.

At Essex Junction, this 1st day of April, 1993 personally appeared Raymond J. Ploof and acknowledged the foregoing instrument by him, as President of Edgewood Development Corporation sealed and subscribed, to be his free act and deed, and the free act and deed of the Edgewood Development Corporation.

Before me, *[Signature]*
Notary Public

COLCHESTER, VT.
RECEIVED FOR RECORD
April 1 AD. 19 93 AT
2 O'Clock 15 Min. P M
Recorded in Vol. 213 Page 359/360
of the Land Records.
Attest: *[Signature]*
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 # 93-101
Signed *[Signature]* Clerk
Date 4/1/93