

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that We, JONATHAN D. LOW and SUSAN ROGERS-LOW, of Richmond, Vermont, Grantors, in the consideration of One and More Dollars, paid to my full satisfaction by THE RICHMOND LAND TRUST, INC., a Vermont non-profit corporation with its principal place of business in Richmond, Vermont, Grantee, by these presents do freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** unto the said Grantee, THE RICHMOND LAND TRUST, INC., and its successors and assigns forever, certain lands and premises in the Town of Richmond, County of Chittenden, and State of Vermont, described as follows, viz:

Being a portion only of all and same land and premises conveyed to Jonathan D. Low and Susan Rogers-Low by: (a) Warranty Deed of Robert B. Low and Elizabeth S. Low dated July 1, 1997 and recorded at Book 102, Page 317 of the Town of Richmond Land Records; and (b) Quitclaim Deed of Robert B. Low and Elizabeth S. Low dated January 5, 1998 and recorded at Book 104, Page 148 of the Town of Richmond Land Records.

The lands and premises conveyed hereby contain 0.38 acres, more or less, as shown on a survey plat entitled "Jonathan D. Low to Richmond Land Trust, Inc., Richmond, VT," which survey, dated February, 2017, and revised April 26, 2017, was prepared by Glenn Towne and is recorded at Map Slide 151 of the Town of Richmond Land Records.

This conveyance shall be subject to a reversionary right in favor of the herein Grantors, whereby, in the event Grantee does not replace or reconstruct the so-called Gillett Pond Dam located upon the Grantee's adjacent/southerly parcel within six (6) years of this conveyance, Grantors may rightfully demand that Grantee convey the parcel back to the Grantors herein. If such right is not exercised by the herein Grantors within four (4) years of such right vesting (i.e. within ten (10) years of this conveyance) then such reversionary right shall be null, void, and of no further force or effect.

This conveyance is exempt from the permitting requirements of the State of Vermont Wastewater System and Potable Water Supply Rules pursuant to §1-304(a)(11) thereof (boundary line adjustment).

This conveyance is made subject to and with the benefit of any protective covenants, permits, conditions and restrictions, utility easements, spring and water rights, easements for ingress and egress and rights incident to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, of the Vermont Statutes Annotated.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, THE RICHMOND LAND TRUST, INC., *and its successors and assigns*, to its own use and behoof forever;

**AND** We the said Grantors, JONATHAN D. LOW and SUSAN ROGERS-LOW, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, THE

RICHMOND, VT TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD  
At 8 May 14 o'clock — minutes A.M. and recorded in Book 248 Page 106-107 of Land Records  
Attest: Y. M. H. S. A. E. J. Town Clerk  
A.D. 2019



91672

RICHMOND LAND TRUST, INC., and its successors and assigns, that until the ensembling of these presents, We are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE; except as aforementioned;**

AND We, JONATHAN D. LOW and SUSAN ROGERS-LOW, hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever.


IN WITNESS WHEREOF, the Grantors hereunto sets her hand and seal, this 17 day of April, 2019.

IN PRESENCE OF:

  
\_\_\_\_\_  
JONATHAN D. LOW

STATE OF VERMONT            )  
CHITTENDEN COUNTY, SS.    )

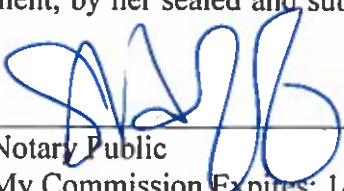
At Richmond, Vermont, this 17 day of April, 2019, personally appeared JONATHAN D. LOW and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before Me,   
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1/31/2021  
License No. \_\_\_\_\_

  
\_\_\_\_\_  
SUSAN ROGERS-LOW

STATE OF VERMONT            )  
CHITTENDEN COUNTY, SS.    )

At Richmond, Vermont, this 17<sup>th</sup> day of April, 2019, personally appeared SUSAN ROGERS-LOW, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before Me,   
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1/31/2021  
License No. \_\_\_\_\_

ACKNOWLEDGEMENT  
Return Received (including Certificates  
and, if Required, Act 250 Disclosure  
Statement)

Signed  Clerk

Date May 14, 2019



E-Filed

VT Form <b>PTT-172</b>	<b>VERMONT PROPERTY TRANSFER TAX RETURN</b>
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JQXPSF

Web request key / Verification code

For Town Use Only

**TRANSFERORS (Sellers)**

**TRANSFEREES (Buyers)**

LOW JONATHAN D  
2101 WES WHITE HILL ROAD  
RICHMOND, VT 05477-0000

RICHMOND LAND TRUST  
PO BOX 605  
RICHMOND, VT 05477-0000

\*Any additional transferors or transferees are listed at the bottom of this page

Date Acquired by Transferor: Jul-01-1997

Date of this Closing: May-07-2019 Land Size (acres): 0.38

Property Physical Location:

City/Town:

SPAN#

Check if property is located in multiple cities or towns

WES WHITE ROAD

Richmond

519-163-10924

This sale did not involve land

Buyer Seller relationship type:

If other, description:

If transfer is exempt from Property Transfer Tax: 12 - 32 V.S.A. § 9603 (14)(A)(B)

Interest in property: Fee Simple

If other, description:

If "undivided" percent of interest:

Type of building construction: None

If other, description:

Transferors use of property before transfer: Open Land

If other, description:

Transferees use of property after transfer: Open Land

If other, description:

Will the property be rented after transfer? No

Enrolled in the Current Use Program? Yes

Have development rights been conveyed separately? No

New owner elects to continue current use enrollment? Yes

Does the transferee hold title to any adjoining property: Yes

Value paid or transferred as defined in 32 V.S.A. § 9601(6)	\$0.00
Value paid or transferred for personal property	\$0.00
Value paid or transferred for real property	\$0.00
Tax Due	\$0.00

Preparer's Name: STACKPOLE & FRENC  
Preparer's Address: STOWE, VT 05672-0000

Preparer's Phone: (802) 253-7339  
Preparer's E-mail: LAURIE@STACKPOLEFRENCH.COM

Additional Transferor (S) / Transferee (B)

S ROGERS-LOW SUSAN

2101 WES WHITE HILL ROAD RICHMOND VT 05477-0000

Transferee's Name RICHMOND LAND TRUST  
 Property Location WES WHITE ROAD  
 Date of this Closing May-07-2019

NOTE: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

This serves as notice that:

- The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. chapter 64 and building, zoning and subdivision regulations;
- The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. chapter 151;
- The parties have an obligation to investigate and disclose knowledge regarding flood regulation affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency.

Town Clerk - Sign into your myVtax account to enter this recording information. After you have entered the recording information print a copy to deliver to the primary Transferee per 32 V.S.A 9607.

This section to be completed by Town or City Clerk

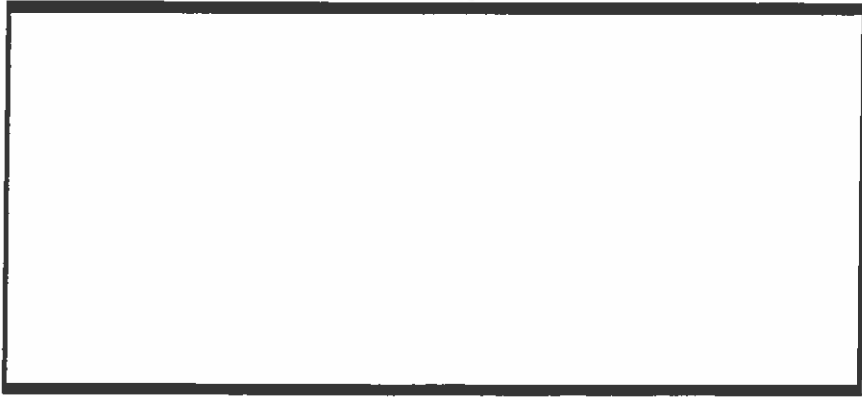
Book Number <b>248</b>	Page Number <b>106-107</b>	Grand List year <b>2018</b>
City or Town <b>Richmond</b>	Parcel ID Number <b>WW2101</b>	Date of Record <b>5/14/19</b> <b>99999</b>
Grand List Value <b>339,200</b>	Grand List Category <b>02</b>	SPAN <b>519-163-10924</b>
Comments, additional information, etc.		

Duplicate Return Suspected     Portion of the property sold/subdivision     Original Return Waiting on Deed  
 Deed Acknowledgment and Return Received

# 1946

SIGNED *[Signature]*, Clerk DATE 5/14/19

E1678E



For Town Use Only

**Subject:** Richmond Land Trust & Jonathan Low and Susan Rogers-Low Boundary Line Adjustment, Wes White Hill, Richmond, VT  
**From:** "Eckert, Dolores" <Dolores.Eckert@vermont.gov>  
**Date:** 1/3/2019, 7:47 AM  
**To:** Lou Borie <borie@madriver.com>

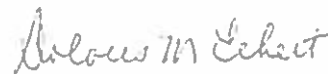
Hi Lou,

The Drinking Water and Groundwater Protection Division concluded based on the submitted information that the above referenced property qualifies as an exempt project under Section 1-304(a)(11) and no permit is required from this office. We understand all the property owners of the affected properties are in agreement with the boundary line adjustments as presented to this office.

We relied entirely on the information submitted to us in issuing this opinion and the landowners are responsible for its accuracy. This letter will not prevent the Agency from taking appropriate enforcement actions should it be determined in the future that the facts were not as stated.

A copy of the diagram as submitted to the office and this correspondence are required to be recorded and indexed in the Town of Richmond Land Records in order to comply with the exemption criteria.

Thanks.



**Dolores M. Eckert**  
**Assistant Regional Engineer**

Essex Regional Office  
111 West Street

Essex Junction, VT 05452

Phone: (802)557-7532 Email: [Dolores.Eckert@vermont.gov](mailto:Dolores.Eckert@vermont.gov)

Regional Office program homepage: [http://dec.vermont.gov/water/ww\\_systems](http://dec.vermont.gov/water/ww_systems)

documents search website: <https://anrweb.vt.gov/DEC/WWDocs/Default.aspx>

*Note: Written communications to and from state officials regarding state business are considered public record and will be available to the public for review*

**From:** Lou Borie <borie@madriver.com>  
**Sent:** Wednesday, January 2, 2019 7:28 AM  
**To:** Eckert, Dolores <Dolores.Eckert@vermont.gov>  
**Subject:** Re: Boundary Line Adjustment Exemption Form

Hi Dolores - Attached please find a revised Boundary Line Adjustment Exemption form and accompanying map. The map includes the location of the water supply well and primary and replacement wastewater disposal systems on the Low lot. The map indicates that the primary and replacement wastewater systems are more than 300 feet from the nearest point of the new boundary for the Low lot. The water supply well is more than 500 feet from the nearest point of the new boundary.

In addition, please consider the following in your determination:

1. The parcel being transferred from the Lows to Richmond Land Trust is small - .38 acre.
2. All of the parcel is a Protected Shoreland Area based on the ANR atlas.
3. Approximately half of the parcel is in the FEMA Flood Hazard Area based on the ANR atlas.
4. The parcel includes the existing Gillett Pond dam and outlet.
5. The parcel will be acquired by the Richmond Land Trust for the purpose of constructing a replacement dam. No other structure will be placed on the parcel.

For all of the reasons above we believe that the new boundary of the Low parcel will not have an adverse effect on any existing potable water supply or wastewater system on the affected lots.

Please let me know if you need any additional information.

Thank you.

Lou

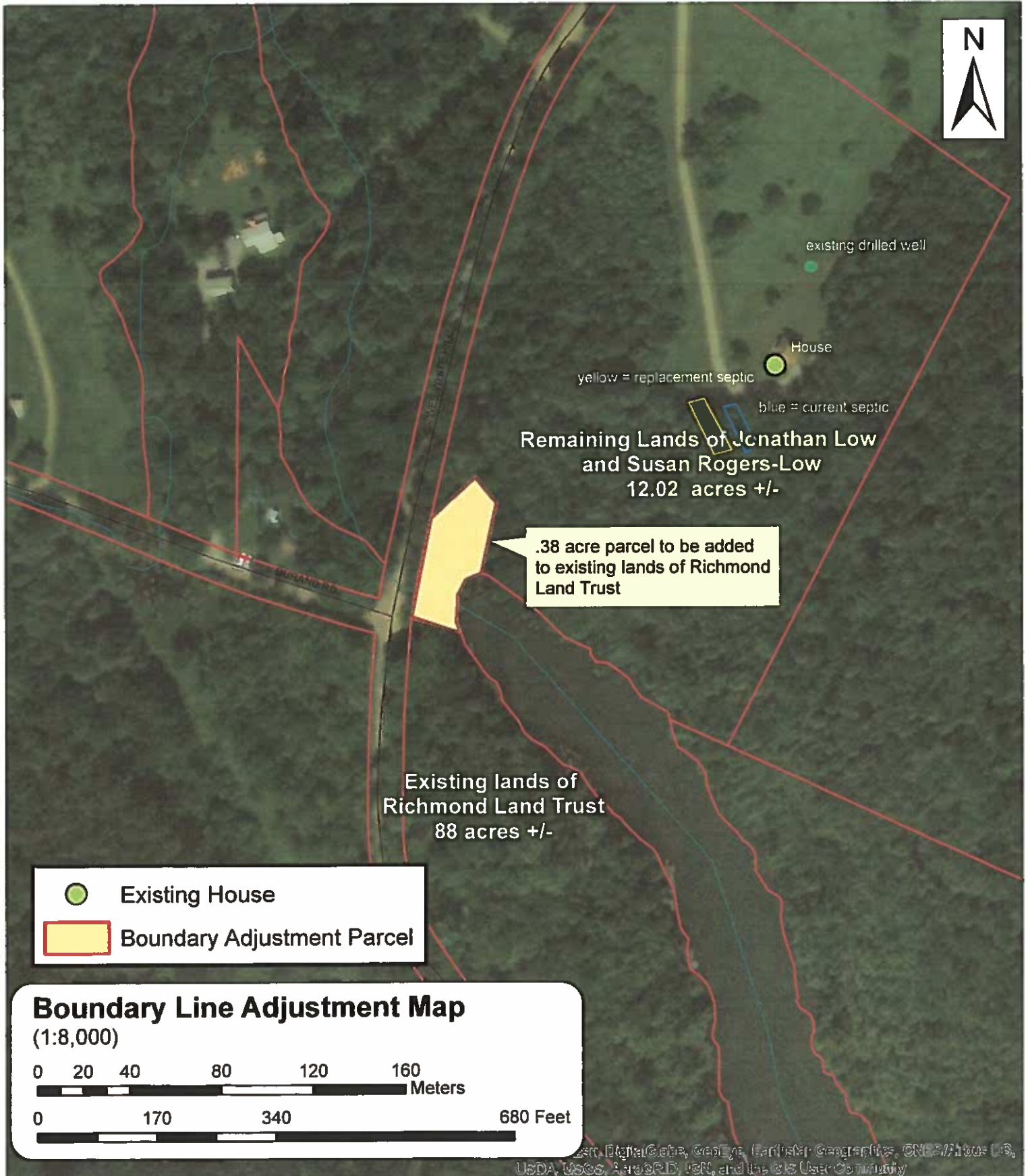
**RICHMOND, VT TOWN CLERK'S OFFICE**  
**RECEIVED FOR RECORD**

May 14 A.D. 2019  
At 8 o'clock 10 minutes A M. and recorded in  
Book 248 Page 108-109 of Land Records  
Attest: [Signature] Town Clerk

8/1/19

# Boundary Line Adjustment Map

Lands of Jonathan Low and Susan Rogers-Low; Richmond Land Trust  
Town of Richmond



## Boundary Line Adjustment Map

(1:8,000)

0 20 40 80 120 160 Meters

0 170 340 680 Feet

Map GIS Data Provided by VCGI, NAIP, and RLT. Created December 2018