

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That HOWARD F.

WHITCOMB and JUNE M. WHITCOMB of Richmond, in the County of Chittenden and

State of Vermont, GRANTOR (whether singular or otherwise, hereinafter referred to as

"Grantor"), in the consideration of TEN AND MORE DOLLARS paid to Grantor's full

satisfaction by ARTHUR D. HERTTUA of Scotch Plains, in the County of Union and State

of New Jersey, GRANTEE (whether singular or otherwise, hereinafter referred to as

"Grantee"), by these presents, do freely GIVE, GRANT, SELL, CONVEY AND

CONFIRM unto the said Grantee, ARTHUR D. HERTTUA, and Grantee's heirs and assigns

forever, a certain piece of land in Richmond, in the County of Chittenden and State of

Vermont, described as follows, viz:

Being a portion of the lands and premises conveyed to Howard F. and June M. Whitcomb by Warranty Deed of Diana Fyfe Erikson and David M. Sunshine dated November 1, 1991, and of record at Volume 76, Pages 130-132, of the Land Records of the Town of Richmond.

Being a parcel of land containing 3 acres, more or less, with duplex house, outbuildings and all other appurtenances located thereon. Said parcel of land is depicted as Lot #1 on a Plat of Survey entitled, "Survey for Howard and June Whitcomb, Richmond, Vermont, March 1993," surveyed by TBM Land Surveys, PO Box 402, Jonesville, Vermont, which said map is recorded in Map Volume 7, Page 17, of the Town of Richmond Land Records.

Said lands and premises are subject to the terms and conditions of Subdivision Permit No. EC-4-1757 dated August 9, 1993, of record at Volume 83, Pages 509-512, of the Land Records of the Town of Richmond. Said conveyance is also subject to the terms and conditions of approval by the Town of Richmond Planning Commission; from which a letter of approval dated October 8, 1993, is recorded at Volume 87, Page 481, of the Land Records of the Town of Richmond.

Reference is hereby made to the above-mentioned deeds, the records thereof and to the references therein contained, all in further aid of this description.

W OFFICE
GEN. PARADISE
SPURTRUCK & BENTH

2400

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, ARTHUR D. HERTTUA, and Grantee's heirs and assigns, to Grantee's own use and behoof forever;

And the said Grantor, HOWARD F. WHITCOMB and JUNE M. WHITCOMB, for Grantor and Grantor's heirs, executors and administrators, does covenant with the said Grantee, and Grantee's heirs and assigns, that until the ensueing of these presents Grantor is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except for any utility easements evidenced on the property, and except as aforesaid; and Grantor hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and acknowledged this 8th day of April A.D. 1994.

IN THE PRESENCE OF

Pauline Chicone

Howard F. Whitcomb
HOWARD F. WHITCOMB

[Signature]

June M. Whitcomb
JUNE M. WHITCOMB

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At Huebsburg this 8th day of April A.D. 1994, Grantor, HOWARD F. WHITCOMB and JUNE M. WHITCOMB, personally appeared and acknowledged this instrument, by said Grantor sealed and subscribed to be said Grantor's free act and deed.

[Signature]
Notary Public

ACKNOWLEDGEMENT

Return Received (including Certificates and, if Required, Act 250 Disclosure Statement) and Tax Paid.

Signed Sheila Bailey ASST. Clerk
Date April 13, 1994

194-35

RICHMOND, VT TOWN CLERK'S OFFICE

Received for record
April 12, 1994
M 10 state 42 minutes M
and recorded in Book 89 Page 437-3
of Land Records.

Sheila Bailey
ASST. Town Clerk

ANY OFFERS
BROWN, PARADISE
STRICK & SMITH

RLB/RI-94/section.109

Current Owner: Andrus

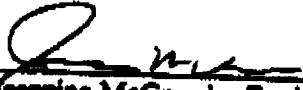
I, Jeannine M. McCrumb, Zoning Administrator of the Town of Richmond, have reviewed the Town of Richmond Zoning and Planning files as of the undersigned date for information on EM179.

Based upon that review:

- The records do not contain any record of any existing violation of the Town's Zoning or Subdivision Regulations with regard to the above-referenced property.
- The records do not contain any complaints of any alleged violations of the Town's Zoning or Subdivision Regulations relating to the above referenced property.
- I am not personally aware of any complaints of any alleged violations or of any existing violations of the Town's Zoning and Subdivision Regulations with regard to the above referenced property.
- The foregoing is based upon my review of the Town of Richmond Zoning and Planning records only. The Lister's records and Land Records have not been reviewed or compared to each other or to the Zoning and Planning Records. Such review and comparison is the responsibility of the title searcher/property owner/person making request.
- I have not inspected the above referenced property and the foregoing is based upon a review of the records in the Town Zoning and Planning Office,
- The foregoing is based only upon my personal knowledge and is not based upon the knowledge of any other past or present municipal office of the Town of Richmond.
- The foregoing does not waive the Town's right to enforce its Zoning or Subdivision Regulations or any permits or conditions of permits which may have been issued in the event that information is discovered which may reveal that there is a past, existing, or future violation of the Town's Zoning or Subdivision Regulations.

A BINDING DECISION AS TO COMPLIANCE WITH TOWN ZONING OR SUBDIVISION REGULATIONS MAY BE OBTAINED IF THE LANDOWNER FILES AN APPLICATION FOR A ZONING PERMIT FOR THE PROPERTY IN ITS CURRENT CONDITION AS FOLLOWS:

An application for a zoning permit must be completed in full and the applicable fees must be paid. Any application which concerns a pre-existing septic system which required local approval must be accompanied by an engineer's certification that such system was installed in accordance with the original permit conditions and is currently functioning without any apparent sign of failure. Upon submission of such zoning permit application, the Zoning Administrator will make a determination as to whether the property is or is not in compliance with the Zoning or Subdivision Regulations. Upon determination of the Zoning Administrator, such application will be posted as required by Vermont law and by our Town Zoning and Subdivision Regulations, and after fifteen days, such determination of the Zoning Administrator will be binding upon the Town and third parties unless the decision is appealed (except, of course, if the zoning permit applications contains inaccurate information).

Signature: 
Jeannine McCrumb, Zoning Administrator

Date: 9/15/99