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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS That We, JEFFREY W. BROWN of Richmond, in the County of Chittenden and State of Vermont, and TAMMY L. BROWN of Hinesburg, in the County of Chittenden and State of Vermont, Grantors, in the consideration of Ten or More Dollars paid to our full satisfaction by RICHMOND LAND TRUST, INC., a nonprofit conservation organization with offices in Richmond, in the County of Chittenden and State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto said Grantee, RICHMOND LAND TRUST, INC., and its successors and/or 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 Jeffrey W. Brown and Tammy L. Brown by Warranty Deed of Jeffrey W. Brown dated December 15, 1989 and recorded in Volume 68 at Page 404 of the Land Records of the Town of Richmond.

Being a parcel of land containing 8.4 acres, more or less, located on the southwesterly banks of the Winooski River, so-called, and adjacent to the easterly boundary of lands now or formerly of Richmond Land Trust, Inc., said parcel of land depicted on a survey entitled "Land to be Conveyed to Richmond Land Trust, Cochran Road, Richmond, Vermont" drawn by T. Bass Land Surveys, dated May, 1996 to be recorded in the Land Records of the Town of Richmond.

Said parcel of land is subject to the terms and conditions of that certain State of Vermont Deferral of Permit #DE-4-2161 dated June 17, 1996 and to be recorded in the Land Records of the Town of Richmond.

This conveyance is made subject to and with the benefit of any easements, rights-of-way, conditions, restrictions, and other such interests as the same may appear of record, provided however that this paragraph shall not reinstate any such interests extinguished heretofore by provisions of the Vermont Marketable Record Title Act as set forth in Title 27 Vermont Statutes Annotated § § 601-606 and any amendments thereto.

Reference is hereby made to the instruments aforementioned, and

the records thereof, and the instruments therein referred to, and the records thereof, in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, RICHMOND LAND TRUST, INC., and its successors and assigns, to their own use and behoof forever; and We the said Grantors, JEFFREY W. BROWN and TAMMY L. BROWN, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, RICHMOND LAND TRUST, INC., and its successors and assigns, that until the ensealing 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 aforesaid, and except for taxes and municipal charges hereafter due and payable, which have been pro-rated as of the date of closing and which the Grantee accordingly assumes and agrees to pay; and We hereby engage to WARRANT and DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of October, 1996.

In Presence Of:

Kathleen J. Barron

Jeffrey W. Brown
JEFFREY W. BROWN

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

October At Richmond, in said County, this 8th day of August, 1996, personally appeared JEFFREY W. BROWN and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me Kathleen J. Barron
Notary Public

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 3rd day of October, 1996.

In Presence Of:

Kathleen J. Sarsal
Gary Brown

Tammy L. Brown
TAMMY L. BROWN

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At *Richmond*, in said County, this *3rd* day of ~~October~~ *August*, 1996, personally appeared TAMMY L. BROWN, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me *Kathleen J. Sarsal*
Notary Public

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

Signed *Kathleen J. Sarsal*, Clerk
Date *October 5, 1996*

Filed
Recd.
October 5, 1996
At *5 o'clock* and recorded in Book *99* of *1217* Records.
Attest:
Kathleen J. Sarsal

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