

01518

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS That HUNTINGTON RIVER CORPORATION, a Vermont Corporation with its principal place of business in Richmond, in the County of Chittenden and State of Vermont, Grantor, in the consideration of Ten or More Dollars paid to its full satisfaction by the RICHMOND LAND TRUST, INC., a non-profit land conservation organization of 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 all and the same lands and premises conveyed to Huntington River Corporation by Warranty Deed of William M. Brown and Doris W. Brown dated July 28, 1994 and recorded in Volume 91 at Page 142 of the Land Records of the Town of Richmond.

Being a parcel of land located on Town Road #7 in Richmond, Vermont.

Said parcel is more particularly depicted on a plat of survey entitled "A Portion of the Lands Referred to in a Deed to Xenophon C. and John H. Wheeler, Richmond, Vermont" dated July 7, 1981, drawn by Kenneth G. Weston and recorded in Map Volume 3 at Page 48 of the Land Records of the Town of Richmond. Said parcel conveyed herein is shown as a shaded area on said map.

Said parcel is subject to all easements, water rights and rights of way of record.

This Deed shall act as a Quit Claim Deed only as to any part of the parcel conveyed herein which may lie within the highway right of way.

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 its own use and behoof forever; and the said Grantor, HUNTINGTON RIVER CORPORATION, for itself and its successors and assigns, does covenant with the said Grantee, RICHMOND LAND TRUST, INC., and its successors and assigns, that until the ensealing of these presents it 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 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 it hereby engages 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 9th day of November, 1995.

In Presence Of:

HUNTINGTON RIVER CORPORATION

MATTHEW J BUCKLEY

By: Richard Strimbeck (pres.)
Its duly authorized agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At RICHMOND, in said County, this 9th day of NOVEMBER, 1995, personally appeared Richard Strimbeck, duly authorized agent for Huntington River Corporation, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of the Huntington River Corporation.

RICHMOND, VT TOWN CLERK'S OFFICE

Received for record

November 9 A. D. 1995

At 12 o'clock 10 minutes PM

and recorded in Book 95 Page 460-461

of Land Records.

Attest:

Delma E. Godfrey
Town Clerk

Before me MATTHEW J BUCKLEY
Notary Public

ACKNOWLEDGEMENT

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

Signed Delma E. Godfrey Clerk

Date November 9, 1995