

## BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that I, Arthur D. Herttua (Seller) of Richmond, County of Chittenden and State of Vermont, in consideration of ONE DOLLAR and other valuable consideration in the form of removing a barn falling into disrepair and improvements to ~~a barn~~ remaining on my property, paid to my full satisfaction by Richmond Land Trust, Inc. (Buyer), a non-profit corporation with offices in Richmond, County of Chittenden, State of Vermont, the receipt of which is hereby acknowledged and anticipated, do hereby grant, sell, transfer and convey unto the Richmond Land Trust, Inc., its successors and assigns, the following goods and chattels, namely:

A Barn known as "The West Monitor Barn", including the foundation and "high-drive" stonework for dismantling and removal from my property and reconstruction on the Buyer's property.

Seller recognizes Buyer's need for access to and around the Property for purposes of dismantling and removing the barn. Seller agrees to provide access to said barn via a temporary easement which is granted herein. The extent of the temporary easement, the grading work necessary both before and after the dismantling and removal, and the finish grading and seeding are all set forth in a Plan entitled Exhibit A and attached to a purchase and sale contract between buyers and sellers. Upon completion of the project, the temporary easement will be extinguished.

As part of the consideration for said West Monitor Barn, Buyer agrees to provide supervision, labor and materials to accomplish the following within 12 months of the removal of the West Monitor Barn:

- a) Repair of slate roofing on "Little Barn".
- b) Restoration of portions of the "Back Barn" including,
  - 1) Framing repairs to eastern most bent of the barn including replacement/repair of posts, girts, plates, rafters, floor joists,
  - 2) Replacement/repair of second level flooring, exterior sheathing, at eastern most bent,
  - 3) Repair/replacement of slate roofing on entire barn,
  - 4) Jacking and straightening of ridgeline and top plates,
  - 5) Installation of steel rods at each bent line to prevent spreading of walls.

Seller, having been informed of his right to have an appraisal made to estimate the Fair Market Value of the Property herein conveyed and to receive just compensation based on said appraisal, hereby waives his right to said appraisal and just compensation.

TO HAVE AND TO HOLD all and singular the said goods and chattels to the said Richmond Land Trust, Inc., its successors and assigns, to its own use and behoof forever.

AND I, Arthur D. Herttua hereby COVENANT with the Buyer that I am the lawful owner of the said goods and chattels; that it is free from all encumbrances and that I have good right to sell the same as aforesaid; and I will warrant and defend the same against the lawful claims and demands of all persons.

DATED at Richmond Vermont, this 7 day of July, 2000.

IN PRESENCE OF:

St. D. G.  
Witness 7-7-00

C. H. S.  
Arthur D. Herttua