

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that CARL S. PARKER and ESTHER A. PARKER of Williston, County of Chittenden, State of Vermont, Grantors, in consideration of Ten and More Dollars paid to us in full satisfaction by THE RICHMOND LAND TRUST, a nonprofit organization of Richmond, County of Chittenden, State of Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, THE RICHMOND LAND TRUST, its successors and assigns forever, a certain piece of land in Richmond, County of Chittenden, State of Vermont, described as follows,

viz:

Being a vacant parcel of land consisting of 35 acres, more or less, and bound on the North by the waters of the Winooski River; on the East by lands now owned by David Kemp and Christa White; on the South by the northerly side of Cochran Rd.; and on the West by properties now or formerly owned by Cochran. Being all the remaining lands and premises owned by the Grantors herein, located on the northerly side of Cochran Road and being more particularly shown and depicted on a plan entitled "Plat of Survey for Carl S. and Esther A. Parker, Richmond, Vermont," prepared by Trudell Consulting Engineers, Inc., originally dated August 28, 1986, with a final revision date of July 30, 1991, and recorded in the Richmond Land Records at Map Book 6, Page 52. the aforescribed property is a portion of the land and premises conveyed to Carl S. Parker and Esther A. Parker by Warranty Deed of Edmond and Virginia Verchereau, dated February 12, 1979, and of record in Vol. 35, Page 286 of the Richmond Land Records.

This conveyance is subject to all easements and rights of way of record.

This deed is being executed pursuant to and in full satisfaction of an Option Agreement executed between the parties hereto dated July 16, 1992.

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the aid Grantee, THE RICHMOND LAND TRUST,

APPENDIX

its successors and assigns, to its own use and behoof forever; and we the said Grantors, CARL S. PARKER and ESTHER A. PARKER, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, THE RICHMOND LAND TRUST, 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 noted above; hereby engage to Warrant and Defend the same against all lawful claims whatever, except as noted above.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 23<sup>rd</sup> day of March 1993.

IN THE PRESENCE OF:

Joseph P. Bauer  
W. S. P. L.

Carl S. Parker L.S.  
CARL S. PARKER

Esther A. Parker L.S.  
ESTHER A. PARKER

STATE OF VERMONT  
COUNTY OF CHITTENDEN, SS.

At Burlington, in said county and state, this 23<sup>rd</sup> day of March 1993, personally appeared CARL S. PARKER and ESTHER A. PARKER, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me,

Joseph P. Bauer  
Notary Public

ACKNOWLEDGEMENT  
Return Received (including Certificates and, if Required, Act 250 Disclosure Statement) and Tax Paid  
Signed Velma E. Godfrey Clerk  
Date March 24, 1993

193-36

RICHMOND, VT TOWN CLERK'S OFFICE  
Received for record  
March 24 A.D. 1993  
At 11 o'clock 40 minutes A M  
and recorded 83 Page 221-222  
of land records.  
Velma E. Godfrey  
Town Clerk