

06905

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, JAMES DONOVAN, of Richmond, in the County of Chittenden, and State of Vermont, Grantor, in consideration of -----TEN AND MORE----- Dollars paid to my full satisfaction by RICHMOND LAND TRUST, INC., a Vermont not-for-profit corporation with a principal place of business in Richmond, in the County of Chittenden, and State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, RICHMOND LAND TRUST, INC., and its successors and assigns forever, a certain piece of land in the Town of Richmond, in the County of Chittenden, and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to James Donovan by Warranty Deed of Gary B. Eldred dated February, 1982, and of record in Book 41, Pages 195-197 of the Town of Richmond Land Records, and described therein as follows:

"A certain piece or parcel of land, located in the Town of Richmond, together with all buildings, structures or other improvements, if any, and being more particularly described as follows:

"Being a triangular shaped piece of land, bounded on the southerly side by lands now or formerly of Conant or the Winooski River or both, on the northerly side by the Central Vermont Railway and on the easterly side by lands now or formerly of Levesque.

"Being all and the same lands and premises conveyed to Gary B. Eldred pursuant to a warranty deed, dated September 11, 1974, of Leo C. Hinton and Charlene Hinton, recorded in Volume [30], Page 367A of the Land Records of the Town of Richmond."

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.

Said land and premises form no part of the homestead of the Grantor.

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 I, the said Grantor, JAMES DONOVAN, for myself and my heirs, executors and administrators, do covenant with the said Grantee, RICHMOND LAND TRUST, INC., and its successors and assigns, that until the ensembling of these presents I am the sole owner 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 easements and rights-of-way of record, if any, and except for taxes and municipal charges hereafter due and payable, which have been prorated as of the date of closing, and which the Grantee accordingly assumes and

agrees to pay; and I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 28th day of April, 2000.

IN PRESENCE OF:

Michael Seay
WITNESS
STATE OF VERMONT
CHITTENDEN COUNTY, SS.

James Donovan
JAMES DONOVAN

At Richmond, in said County, this 28th day of April, 2000, personally appeared JAMES DONOVAN, who acknowledged the foregoing instrument, by him sealed and subscribed, to be his free act and deed.

Before me: Michael Seay
NOTARY PUBLIC

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

Signed William F. Seay Clerk
Date May 18, 2000

'00-055

RECEIVED TOWN CLERK'S OFFICE
Received for record

May 18 A.D. 2000
At 9 o'clock 00 minutes A M
and recorded in Book 115 Page 253
of Deed Records 254

Attest: William F. Seay
Town Clerk