

**WARRANTY DEED****KNOW ALL MEN BY THESE PRESENTS THAT**

VERMONT FARM BUREAU SERVICE COMPANY, INC., Grantor, 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 AND MORE DOLLARS paid to its full satisfaction by RICHMOND LAND TRUST, INC., Grantee, a nonprofit corporation with its principal office 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:

A parcel of land containing 3.6 acres, more or less, situate on the northerly side of U.S. Route 2, and being more particularly described as follows:

Commencing at an iron rod set in the northerly sideline of the U.S. Route 2 right of way, which rod marks the southwesterly corner of the Grantor's land; thence proceeding in and along the westerly boundary of the Grantor's land N29°55'00"E 292.47 feet to an iron rod set in the ground; thence deflecting to the right and proceeding S55°14'00"E 177.60 feet to an iron pipe set in the ground; thence deflecting to the left and proceeding in and along the westerly boundary of the Grantor's land N31°41'50"E 382.05 feet to an iron rod set in the ground; thence deflecting to the right and proceeding S03°58'40"W 462.64 feet to an iron rod set in the ground; thence deflecting to the right and proceeding S27°47'20"W 274.28 feet to an iron rod set in the northerly sideline of the U.S. Route 2 right of way; thence deflecting to the right and proceeding in and along the northerly sideline of the U.S. Route 2 right of way N55°41'40"W 402.56 feet to the point or place of beginning.

Being a portion of the land and premises conveyed to Vermont Farm Bureau Service Company, Inc. by the Warranty Deed of Barbara W. Cowles, Trustee in Trust for Irene B. Wheeler, dated May 5, 1994 and recorded in Volume 90 at Page 68 of the Town of Richmond Land Records.

The parcel of land herein conveyed is depicted on a plan entitled: "Land To Be Conveyed From Vermont Farm Bureau Service Company, Inc. To Richmond Land Trust, Inc., Route 2,

Richmond, Vermont, December 1992" by T. Bass Land Surveys recorded in Map Hanger \_\_\_\_\_ at Page \_\_\_\_\_ of said Land Records.

The parcel of land herein conveyed is subject to (i) applicable utility easements as are recorded and or as are shown on the aforementioned survey, and (ii) Deferral of Permit DE-4-2478 recorded in Volume 114 at Page 340 of said Land Records.

In order to comply with the State of Vermont Environmental Protection Rules on the subdivision of lands and disposal of waste including sewage, the Grantee shall not construct or erect a structure or building on the parcel of land conveyed herein, the useful occupancy of which will require the installation of plumbing and sewage treatment facilities or convey this land without first complying with said State regulations. The Grantee by acceptance of this deed acknowledges that this lot may not qualify for approval for development under the appropriate environmental protection or health regulations and that the State may deny an application to develop the lot.

The Grantor, for itself and its successors and assigns, reserves from this conveyance, a right of way and easement running northerly from US Route #2, 60 feet in width along the easterly most boundary of the parcel herein conveyed as shown on said survey to lands retained by the Grantor to provide access for all purposes to Grantor's retained lands. *GPB*

Reference is hereby made to the above mentioned deed and plan and to the deeds and records therein referred to, all 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., its successors and assigns, to its own use and behoof forever; And the said Grantor VERMONT FARM BUREAU SERVICE COMPANY, INC., 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 ENCUMBRANCES; except as aforesaid, and Grantor does hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of May, 2000.

IN THE PRESENCE OF:

Richard A. Spels

VERMONT FARM BUREAU  
SERVICE COMPANY, INC.

By: Timothy S. Buskey, Sr.  
TIMOTHY S. BUSKEY, SR.  
Its Duly Authorized Agent

STATE OF VERMONT  
COUNTY OF ADDISON, ss.

At Middlebury, this 11th day of May, 2000, TIMOTHY S. BUSKEY, SR., duly authorized agent of VERMONT FARM BUREAU SERVICE COMPANY, INC., personally appeared, and he acknowledged this instrument, by him sealed and subscribed to be his free act and deed and the free act and deed of VERMONT FARM BUREAU SERVICE COMPANY, INC.

Before me, Richard A. Spels  
Notary Public

Commission Expires: February 10, 2003

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ACKNOWLEDGEMENT  
Return Received (including Certificates  
and, if Required, Act 250 Disclosure  
Statement) and Tax Paid.  
Signed Delma F. Hodgley Clerk  
Date May 12, 2000

TOWN CLERK'S OFFICE  
Received for record  
May 12 A.D. 2000  
At 9 o'clock 00 minutes A M  
and recorded in Book 115 Page 159-161  
of Land Records.  
Attest: Delma F. Hodgley  
Town Clerk

00-050