

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that MARCIA L. ROCHFORD and GAIL L. DELBIANCO of ESSEX, Vermont, for themselves and their heirs, executors and administrators (hereinafter "Grantors"), in the consideration of One Dollar and other valuable consideration paid to their full satisfaction by the RICHMOND LAND TRUST, INC., a non-profit conservation organization with its principal offices in Richmond, Vermont, and its successors and assigns (hereinafter "Grantee"), do hereby give, grant, sell, convey, and confirm unto the said Grantee and its successors and assigns forever, a certain piece of land in the Town of Richmond, Chittenden County, Vermont, described as follows:

Being all and the same lands and premises conveyed to Marcia L. Rochford and Gail L. DelBianco by Warranty Deed of Arlene M. Coe, dated January 19, 1988, and recorded in Book 61, Pages 155-157 of the Richmond Land Records. Said lands and premises consist of 10.2 acres of unimproved land situated on the northerly side of Town Road No. 16 (Johnny Brook Road, so-called), and on the south side of the Winooski River. The lands herein conveyed are more particularly depicted on a survey entitled "Portion of Property, Francis Martell to Bernard B. Barney" dated July 9, 1971, prepared by Harris G. Abbott, and recorded in Map Book 1, Page 9 of the Richmond Land Records

Reference may be made to the above described deeds, survey and records, and to the deeds and records referred to therein, for a more complete and particular 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 their own use and behoof forever; and the said Grantors, MARCIA L. ROCHFORD and GAIL L. DELBIANCO for themselves and their heirs, executors and administrators, do covenant with the said Grantee, RICHMOND LAND TRUST, INC., its successors and assigns, that until the ensembling of these presents, they 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 those set forth in Schedule A attached hereto and incorporated herein, and they hereby engage to warrant and defend the same against all lawful claims whatever.

IN WITNESS WHEREOF, we set our hands and seal this 17 day of February, 1997.

In The Presence Of:

GRANTOR

Wilma E. Godfrey  
Witness to both

Marcia L. Rochford  
Marcia L. Rochford

Ronald Rogenski  
Witness to both

Gail L. DelBianco  
Gail L. DelBianco

STATE OF VERMONT  
CHITTENDEN COUNTY, ss.

At Richmond, this 17<sup>th</sup> day of February, 1997, Marcia L. Rochford and Gail L. DelBianco personally appeared and they acknowledged this instrument, by them sealed and subscribed to be their free act and deed.

Before me,

Delma E. Godfrey  
Notary Public  
My commission expires:

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**SCHEDULE A**

This conveyance is subject to the following encumbrances of record:

1. Utility easement conveyed to Burlington Power Company dated May 1, 1913, and recorded in Book 16, Page 598 of the Richmond Land Records.
2. Utility easement conveyed to Green Mountain Power Corporation dated March 7, 1936, and recorded in Book 20, Page 397 of said Land Records.
3. Certain spring and water line rights as set forth in deeds from Robert E. and Florence Waller to John H. and Muriel D. Wheeler dated May 14, 1951, and recorded in Book 23, Page 134, and from Gordon and Jeanne G. Quinlan to Willard L. and Gloria P. Conant dated July 13, 1949 and recorded in Book 23, Page 508 of said Land Records.

**ACKNOWLEDGEMENT**

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

Signed Delma E. Godfrey Clerk

Date February 17, 1997

**RICHMOND, VT TOWN CLERK'S OFFICE**

Received for record

February 17 A.D. 1997

At 3 o'clock 45 minutes P.M.

and recorded in Book 101 Page 101-102  
of Land Records.

Attest

Delma E. Godfrey  
Town Clerk

197-10