

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, DELIA W. JACKSON, of Huntington, Vermont, Grantor, in the consideration of One and More Dollars, paid to my full satisfaction by THE RICHMOND LAND TRUST, INC., a Vermont non-profit corporation with its principal place of business in Richmond, Vermont, Grantee, by these presents do freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** unto the said Grantee, THE RICHMOND LAND TRUST, INC., and its successors and assigns forever, certain lands and premises in the Town of Richmond, County of Chittenden, and State of Vermont, described as follows, viz:

Being a portion only of all and same land and premises conveyed to Joseph M. Jackson (now deceased) and Delia W. Jackson by Warranty Deed of John A. Teal dated December 7 1989 and recorded at Book 40, Page 348 of the Town of Huntington Land Records and Book 68, Page 362 of the Town of Richmond Land Records.

Being that portion of said lands and premises, containing 14.55 acres, more or less, located in the Town of Richmond, as shown on a survey entitled "Plat of Boundary Retracement Showing A Portion of the Lands of Delia Jackson," prepared by Button Professional Land Surveyors, P.C. bearing the seal of Christopher A. Haggerty, LLS, dated November 16, 2018 and recorded herewith in the Town of Richmond Land Records.

Reference is made to a prior survey of the larger Jackson parcel of which the lands and premises conveyed hereby was part, consisting of 95.8 acres, more or less, in the Towns of Richmond and Huntington, Vermont, entitled "Portions of Town Lots No. 46, No. 62 and No. 63" prepared by Donald L. Hamlin for The Teal Group, Inc. dated December 2, 1987, revised November 16, 1989 and recorded in Volume 2, Page 211 of the land records of the Town of Huntington and Volume 6, Page 19 of the land records of the Town of Richmond.

The conveyed lands and premises are subject to a right by the Richmond Power and Light Company to raise the water in Gillette Pond, so-called, as more fully set forth in the Warranty Deed from Joseph H. and Hilda M. Haskins to John J. Teal, Jr. dated November 20, 1963 and recorded in Volume 25, Page 235 of the Town of Richmond Land Records.

The conveyed land and premises are subject to a lien pursuant to the State of Vermont's Land Use Value Appraisal Program administered by the Property Valuation and Review Division of Vermont Department of Taxes; if the Grantee elects to withdraw from said Program, it shall bear any penalty or cost of such withdrawal, holding the Grantor harmless and free from any liability or tax resulting from such withdrawal.

This conveyance is exempt from the permitting requirements of the State of Vermont Wastewater System and Potable Water Supply Rules pursuant to §1-304(a)(11) thereof (boundary line adjustment).

This conveyance is made subject to and with the benefit of any protective covenants, permits, conditions and restrictions, utility easements, spring and water rights, easements for ingress and egress and rights incident to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrance previously

RICHMOND TOWN CLERK'S OFFICE
 RICHMOND, VERMONT
 AT 9 o'clock 25 minutes A.M. and recorded in
 Book 246 Page 577-578 of Land Records
 Attest: *MMH* Town Clerk
 December 21, 2018

25542

extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, of the Vermont Statutes Annotated.

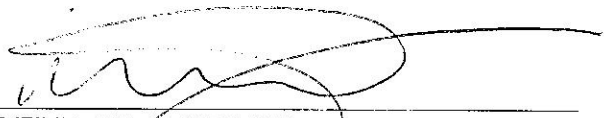
TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, THE RICHMOND LAND TRUST, INC., *and its successors and assigns*, to its own use and behoof forever;

AND I the said Grantor, DELIA W. JACKSON, for myself and my heirs, executors and administrators, do covenant with the said Grantee, THE RICHMOND LAND TRUST, INC., and its successors and assigns, that until the ensealing 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 aforementioned;**

AND I, DELIA W. JACKSON, hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever.

IN WITNESS WHEREOF, the Grantor hereunto sets her hand and seal, this 7th day of December, 2018.

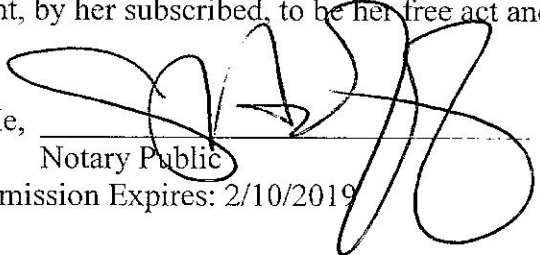
IN PRESENCE OF:



DELIA W. JACKSON

STATE OF VERMONT)
CHITTENDEN COUNTY, SS.)

At Richmond, Vermont, this 7th day of December, 2018, personally appeared DELIA W. JACKSON, and she acknowledged this instrument, by her subscribed, to be her free act and deed.

Before Me, 

Notary Public
My Commission Expires: 2/10/2019

ACKNOWLEDGEMENT
Return Received (including Certificates
and, if Required, Act 250 Disclosure
Statement)
Signed Mindy A. Axt Clerk
Date 12/21/18