

DRAFT QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that the **TOWN OF RICHMOND**, a Vermont municipal corporation in the County of Chittenden and State of Vermont, Grantor, in consideration of ten dollars and other good and valuable consideration paid to its full satisfaction by **ANGELA M. COTE**, of the Town of Orange, County of Franklin and Commonwealth of Massachusetts, Grantee, has REMISED, RELEASED, and FOREVER QUITCLAIMED unto the said Grantee, **ANGELA M. COTE**, and her heirs and assigns, all right and title which the Town of Richmond, and its successors and assigns, have in and to a certain parcel of land in the Town of Richmond, County of Chittenden and State of Vermont, described as follows, viz:

Being the land and premises conveyed to Angela M. Cote by Warranty Claim Deed of Philippe L. Cote and Margaret E. Cole dated December __, 2018 and recorded in Volume __ at Page __ of the Town of Richmond Land Records, as more particularly described therein.

The sole purpose of this Quitclaim Deed is to convey, extinguish and discharge any and all rights of the Town of Richmond to twenty acres of the described premises pursuant to any perpetual lease or leases as referenced in the Warranty Deed from Nathan H. Johnson to Philippe L. Cote and Peggy J. Cote dated November 13, 1965 and of record in Book 25, Page 474 of said Land Records.

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 all right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said Grantee, **ANGELA M. COTE**, and her heirs and assigns forever.

AND FURTHERMORE, the said **TOWN OF RICHMOND**, for itself and its successors and assigns, does covenant with the said Grantee and her heirs and assigns, that from

and after the ensealing of these presents, the said Grantor will have and claim no right in or to the said quitclaimed premises.

AND FURTHERMORE, this quitclaim of the Town of Richmond's interest in any lease or glebe interest on this property has been authorized, pursuant to 24 V.S.A. §§1061 and 2406 by the Town of Richmond's Selectboard on _____, 20__

IN WITNESS WHEREOF, the **TOWN OF RICHMOND** hereunto causes its hand and seal this _____ day of _____, 20__.

TOWN OF RICHMOND

By: _____

Name/Title:

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At _____, this _____ day of _____, 20__,
_____ personally appeared as Duly Authorized Agent of the **TOWN OF RICHMOND**, and acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the **TOWN OF RICHMOND**.

Before me:

Notary Public

Commission Expires: February 10, 2019