VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT, We, **CHERYL L. DOWD AND BRIAN B. DOWD**, of the Town of Richmond, County of Chittenden and State of Vermont, Grantors, in the consideration of TEN AND MORE ($10.00) DOLLARS paid to our full satisfaction by **KEVIN DOWD**, of the Town of Richmond, County of Chittenden and State of Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the Grantee, **KEVIN DOWD,** his heirs and assigns forever, a certain piece of land in the Town of Richmond, County of Chittenden in the State of Vermont, described as follows, viz:

Being a portion only of the lands and premises conveyed to Cheryl L. Dowd and Brian B. Dowd by Quitclaim Deed of Blanche B. Dowd (now deceased) dated February ___, 2012 and recorded in Volume 209 at Pages 542-544 of the Town of Richmond Land Records.

Being a portion only of the same lands and premises conveyed to Leon P. Dowd (now deceased) and Blanche R. Dowd (now deceased) by Warranty deed of Gladys B. Dowd dated February 28, 1963 and recorded in Volume 25, Page 172 of the Town of Richmond Land Records.

Being all of Lot 2 containing 1.1 acres, more or less, as depicted on a survey map entitled "Plat of 2-Lot Subdivision Showing Lands of CHERYL & BRIAN DOWD 2540 Hinesburg Road, Richmond, Vermont" dated November 17, 2020 by Button Professional Land Surveyors, PC and recorded in Map Slide ___ of the Town of Richmond Land Records.

Included in this conveyance is an Easement and Right-of-Way 30 feet wide for purposes of ingress and egress to and from Hinesburg Road in Common with Grantors. Said easement and right-of-way shall run with the land to the benefit of the heirs, successors and assigns of the Grantors and Grantee.

That the owners of Lot 1 and Lot 2, their heirs, successors and assigns shall be responsible for their proportionate share of any maintenance, upkeep and repairs of the shared access.

Conveyed herein to the Grantee, his heirs, successors and assigns is a septic easement and right-of-way on Lot 1. Said septic easement is a shared easement and right-of-way for the benefit of the present and future owners of Lot 1 and Lot 2. It is a shared system and in the event of the failure of the system currently serving Lot 1, the Grantors their heirs, successors and assigns reserve the right to connect to the system when needed, subject to State of Vermont approval. Said 20' foot septic line easement and right-of-way and shared septic system easement area is depicted on the aforementioned survey.

Conveyed to the Grantee his heirs, successors and assigns is the right to enter upon the lands of Lot 1 for the purposes of construction, repair and maintenance of the septic lines and septic system area. It is intended to convey all necessary rights and easements for the full operation, maintenance and repair of the system. Following any disturbance of the property of Lot 1, the owner of Lot 2 his heirs, successor and assign, shall be responsible for restoring the property to its original condition, insofar as possible, including seeding and mulching.

It shall be the responsibility of the owner of Lot 2 for the cost of construction, maintenance, upkeep of the septic system and the septic lines until such time the owners of Lot 1 connect into the system at the time that both lots are benefitting from the shared system, the cost of maintenance, upkeep shall be shared equally.

Said property is subject to the terms and conditions of the State of Vermont Wastewater System and Potable Water Supply Permit _____ dated_____ and recorded in Volume ___ at Page(s) _____ of the Town of Richmond Land Records.

Said property is subject to the terms and conditions of the Town of Richmond Development Review Board Final Decision and Subdivision Approval dated _____ and recorded in Volume ___ at Page(s) _____ of the Town of Richmond Land Records.

Said Lot 2 is subject to a State of Vermont Wetland Permit No. _____ dated _____, 2021 and recorded in Volume ___ at Page(s) _____ of the Town of Richmond Land Records.

Reference is hereby made to the aforementioned instruments, the records thereof and the references therein contained, all in further aid of this description

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **KEVIN DOWD,** his heirs and assigns, to his own use and behoof forever; And we, the said Grantors, **CHERYL L. DOWD AND BRIAN B. DOWD**, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, **KEVIN DOWD**, his heirs and assigns, that until the ensealing of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that it is ***Free From Every Encumbrance:*** except as aforesaid and we hereby engage to ***Warrant and Defend*** the same against all lawful claims whatever, except as aforesaid.

***IN WITNESS WHEREOF*, We,** hereunto set our hands and seals this ____ day of May, 2021.

IN PRESENCE OF:

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CHERLYL L. DOWD

_____

BRIAN B. DOWD

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At _____, Vermont, this ___ day of May, 2021, **CHERYL L. DOWD AND BRIAN B. DOWD,** personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

_____
Notary Public

My Commission Expires: 1/31/23