

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that, **Trunk Beach LLC**, Grantor, in consideration of ten dollars and other good and valuable consideration paid to our full satisfaction by **Peter Bay LLC**, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **Peter Bay LLC**, and its successors and assigns, forever, a certain parcel of land in the Town of Richmond, County of Chittenden and State of Vermont, described as follows, viz:

Being a portion of the lands and premises conveyed to Trunk Beach LLC by Warranty Deed of Amy J. Shea and Laura L. Murray dated May 21, 2025 and recorded in Book 277, Page 88 of the Town of Richmond Land Records.

Being Lot 2 as shown on a Subdivision Plat entitled "*30 Browns Court Richmond, Vermont – Subdivision Plat of Trunk Beach, LLC*", prepared by O'Leary-Burke Civil Associates, PLC, Joseph R. Flynn, L.S. #714, dated November 21, 2025, and recorded in the Town of Richmond Land Records.

Said lands containing 0.24 acres, more or less, and being more particularly described as follows:

Beginning at a placed monument marking the northeasterly corner of Lot 2 and the northwesterly corner of Lot 1; thence running along the common boundary line of Lot 1 South $0^\circ 29' 30''$ East, 107.53 feet to a set rebar;

Thence running along town highway 42, also known as Browns Court, South $87^\circ 57' 48''$ West, 95.76 feet to a found rebar monument;

Thence running along land now or formerly of the Town of Richmond (Browns Court Athletic Field) North $04^\circ 17''$ West, 110.13 feet to a found monument;

Thence running along land now or formerly of Elizabeth Hardy, North $89^\circ 30' 52''$ East, 94.91 feet to the Point of Beginning.

Said lands and premises are subject to State of Vermont Wastewater Permit Number WW-4-6504 dated December 26, 2025.

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 said granted premises, with all the privileges and appurtenances thereof, to the said Grantee **Peter Bay LLC** and its successors and assigns, to its own use and behoof forever;

And the said Grantor, for itself and its successors and assigns, does covenant with the said Grantee, 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, and that they are FREE FROM EVERY ENCUMBRANCE; except as aforesaid.

And Grantor hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, said Grantor hereunto sets its hand and seal this _____ day of _____, 2026.

TRUNK BEACH LLC

Nathaniel Malley, Member

STATE OF VERMONT
COUNTY OF _____, SS.

At _____, this _____ day of _____, 2026, Nathaniel Malley personally appeared, and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed, and the free act and deed of Trunk Beach LLC.

Before me:

Notary Public
Commission Expires: