

## QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that the TOWN OF RICHMOND, a Vermont municipal corporation, located in the County of Chittenden and State of Vermont, Grantor, in the consideration of TEN AND MORE Dollars paid to its full satisfaction by GREENSEA HOLDINGS, LLC, a Vermont limited liability corporation, with its principal place of business in Jericho, County of Chittenden and State of Vermont, Grantee, have REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said GREENSEA HOLDINGS, LLC, its successors and assigns, all right and title which the TOWN OF RICHMOND, or its successors and assigns have in, and to a certain sewer line and concrete pad and trash receptacle easement in Richmond, County of Chittenden and State of Vermont, described as follows, viz.:

Being a ten-foot (10') wide easement for the use, maintenance, repair, and replacement of an underground sewer line. Said sewer line is located near the southerly boundary of the property of the within Grantee and extends easterly to the property located at 24 East Main Street, Richmond, said sewer line being shown on as "Proposed Sewer Easement from Town of Richmond to Benefit 10 E Main Street" on a plan entitled, "10 East Main Street, Richmond, VT, Site Plan," Sheet 1, prepared by O'Leary-Burke Civil Associates, PLC, dated February 13, 2026, and attached hereto as "Exhibit A." Said easement shall be ten feet (10') in width, centered on the current sewer line.

Notwithstanding the foregoing, in the event the current sewer line needs to be replaced, Grantee shall provide written notice thereof to Grantor, and the Grantor may request in writing either that the sewer line be moved so that it is in more of a direct straight line from its source on the Grantee's property to its connection to the sewer line on the property located easterly of the Grantee's property, or that the replacement sewer line be located entirely on Grantor's property, in a reasonable exercise of Grantee's sole discretion, then the sewer line shall be replaced in the location desired by the Grantor, and the sewer line easement shall be considered to be ten feet (10') in width, centered on the new location of the sewer line or extinguished if it is no longer located on Grantor's property.

Also conveyed hereby is an easement to maintain, repair and replace the part of the concrete pad on Grantor's property adjacent to the southerly boundary of Grantee's property on which a dumpster used by Grantee is currently located, together with a right to keep a trash receptacle or dumpster on said pad.

By its acceptance and recording of this Quit Claim Deed, Grantee agrees for itself and its successors and assigns that it shall not unreasonably interfere with Grantor's use of the surface of the lands and premises as a municipal parking lot

and that it shall give as much as advanced notice as is reasonably practicable to Grantor prior to exercising its rights hereunder to repair or maintain the aforesaid sewer line, concrete pad or trash receptacle. Grantee further agrees, for itself and its successors and assigns, that any of Grantor's premises disturbed or affected by Grantee's exercise of the rights granted hereunder shall be restored as near as reasonably practical to their condition prior to such entry at Grantee's own cost and within a reasonable time, and that it will indemnify and hold Grantor and its successors and assigns harmless, to the full limits of liability insurance that Grantee customarily maintains, for any injury or damage to persons or property resulting from Grantee's acts or omissions pursuant to the rights granted hereunder.

The property of Grantee is commonly referred to as 10 East Main Street, Richmond, Vermont, and is all and the same lands and premises conveyed to the Grantee by Warranty Deed of Greensea Systems, Inc. dated June 16, 2015, of record in Volume 229, Page 675 of the Richmond land records.

The property of Grantor is property currently used as a parking lot located southerly of the property of Grantee and was conveyed to it and the Village of Richmond by Warranty Deed of E. Mason Stevens, Pearl B. Stevens, Henry L. Churchill, and Helen S. Churchill, dated April 9, 1942, and of record in Volume 21, Page 231 of the Richmond land records.

Reference is hereby made to the instruments aforementioned, and the records thereof, and the instruments therein referred to, and the records thereof, in further aid of this description.

TO HAVE AND TO HOLD all the right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said GREENSEA HOLDINGS, LLC, its successors and assigns forever.

AND FURTHERMORE, the said TOWN OF RICHMOND, does for itself, its successors and assigns, covenant with the said GREENSEA HOLDINGS, LLC, its successors and assigns, that from and after the signing of these presents the said TOWN OF RICHMOND will have and claim no right, in, or to the said quitclaimed premises.

IN WITNESS WHEREOF, the TOWN OF RICHMOND has caused its name to be subscribed hereto by its agent duly authorized this \_\_\_\_ day of \_\_\_\_\_, 2026.

TOWN OF RICHMOND

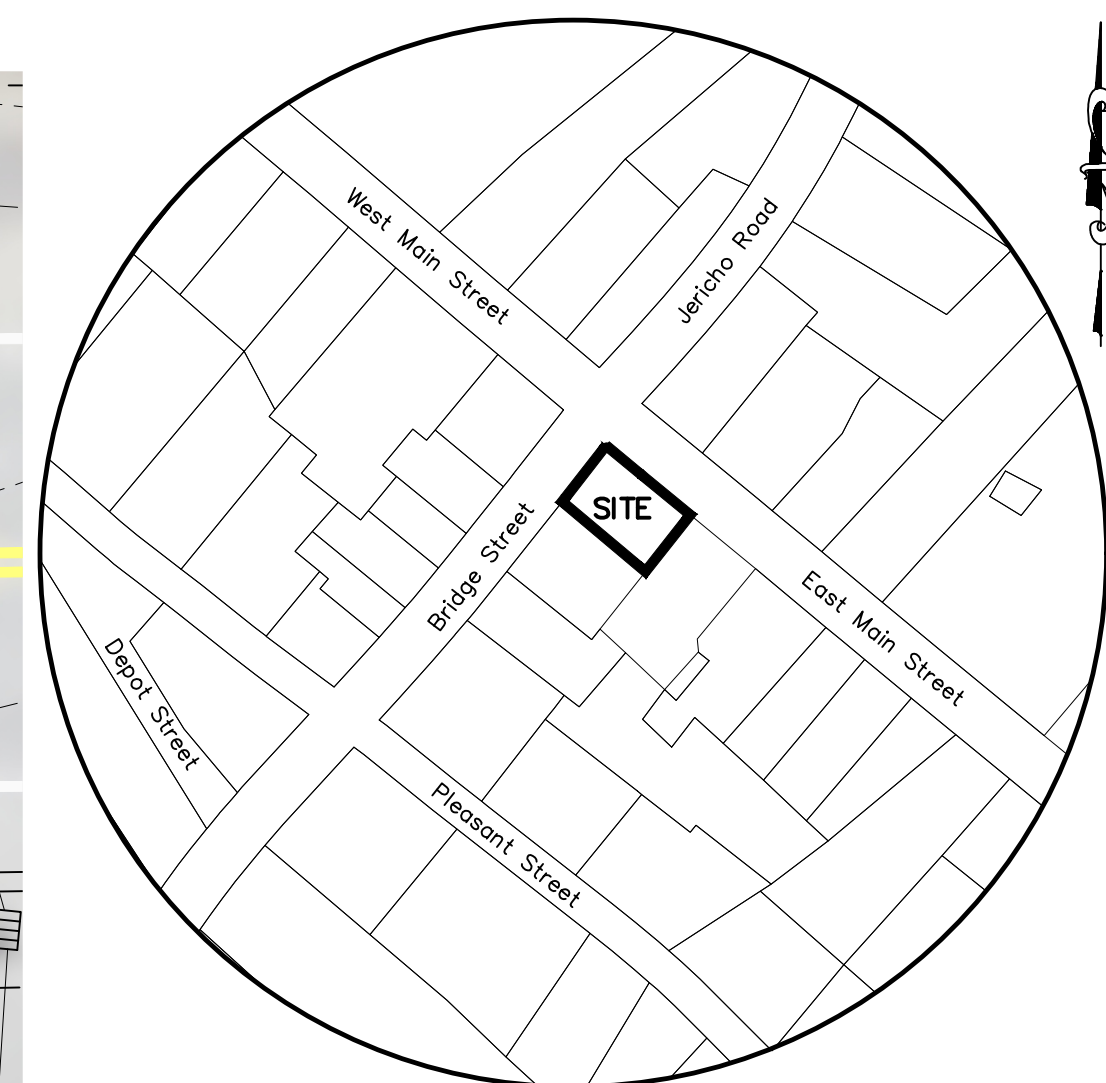
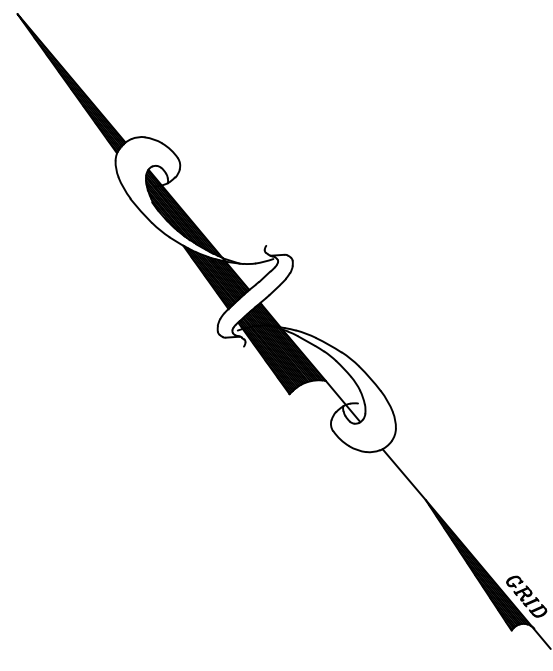
By: \_\_\_\_\_ L.S.

Duly authorized agent

STATE OF VERMONT  
COUNTY OF CHITTENDEN, SS:

At \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, \_\_\_\_\_,  
duly authorized agent of the Town of Richmond, personally appeared, and he or she  
acknowledged this instrument, by him or her subscribed, to be his or her free act and  
deed, and the free act and deed of the Town of Richmond.

Before me, \_\_\_\_\_  
Notary Public  
My Commission Expires: 01/31/2027



Location Plan  
N.T.S.

**LEGEND**

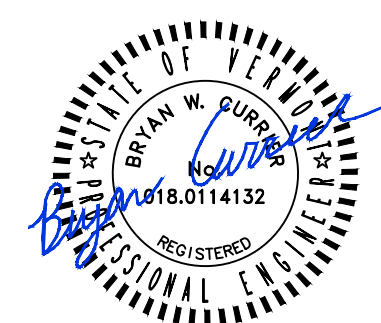
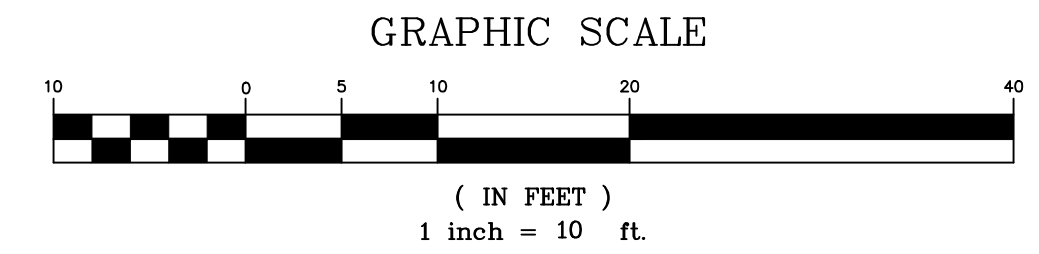
	PROJECT BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING CONTOUR LINE
	EXISTING SEWER MAIN
	APPROVED SEWER LINE
	PROPOSED SEWER LINE
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EXISTING GAS LINE
	EXISTING OVERHEAD POWER
	ROAD CENTERLINE
	EXISTING BUILDING AREA



**NOTES:**

1) THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE PURPOSES. SEE PROPERTY PLAT FOR PROPERTY CONVEYANCE PURPOSES.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



DATE	REVISION	BY
SURVEY OBICA	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	2/13/26
DESIGN OBICA	<input type="checkbox"/> FINAL <input checked="" type="checkbox"/> SKETCH/CONCEPT	2022-96
DRAWN NKP	FILE S4 RD	
CHECKED BWC	PLAN SHEET #	
SCALE 1" = 10'	1	

**O'LEARY-BURKE  
CIVIL ASSOCIATES, PLC**  
13 CORPORATE DRIVE  
ESSEX, VT 05732  
PHONE: 878-9589  
FAX: 878-9589  
E-MAIL: obca@olearyburke.com

**10 EAST MAIN STREET**  
Richmond, VT  
**SITE PLAN**