

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT, Tammy Perry and George E. Perry, Jr., of Richmond, County of Chittenden, State of Vermont, Grantors, in the consideration of TEN AND MORE Dollars paid to their full satisfaction by **Scott H. Nickerson**, of Waterbury, County of Washington and State of Vermont, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, **Scott H. Nickerson**, his heirs and assigns forever, a certain piece of land in the Town of Richmond, County of Chittenden and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Tammy Perry by Quit Claim Deed of George E. Perry, Jr. dated June 30, 2006, recorded in Volume 172 at Pages 411-412 of the Town of Richmond Land Records. Being all and the same land and premises conveyed to George E. Perry, Jr. and Tammy Perry by Warranty Deed of John W. Peck and Jean E. Peck dated November 12, 2002, recorded in Volume 138 at Page 641 of the Town of Richmond Land Records.

A lot of land with buildings thereon situated on the northerly side of Tilden Avenue in the Village of Richmond, the frontage of said Avenue of 75 feet and a depth of 150 feet containing 41 1/3 square rods.

Subject to a Stormwater Facilities Easement conveyed to the Town of Richmond by Deed of Tammy Perry dated January 21, 2010, recorded in Volume 195 at Pages 254-255 of the Town of Richmond Land Records.

Said land and premises have an address of 86 Tilden Avenue, Richmond, Vermont.

George E. Perry, Jr. joins in this conveyance to convey any interest he may have in the above described land and premises by virtue of his marriage to Tammy Perry.

Reference is hereby made to the above-referenced deeds and plans and the references contained therein, in further aid of the description.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **Scott H. Nickerson**, his heirs and assigns, to his own use and behoof forever; and the said Grantors, **Tammy Perry and George E. Perry, Jr.**, for themselves and their heirs, executors and administrators, do covenant with the said Grantee,

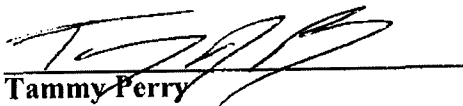
RICHMOND, VT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
At 9 o'clock minutes A.M. and recorded in
Book 223 Page 49432 of Land Records
Attest: Maddocks Town Clerk
Feb/Mar 24 A.D. 2016

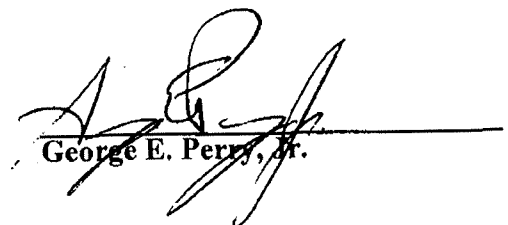
W&M

WICK & MADDOCKS
Attorneys at Law
P.O. Box 8502
Essex, VT
05451-8502

Scott H. Nickerson, and his heirs and assigns, that until the ensealing of these presents they are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that premises are **FREE FROM EVERY ENCUMBRANCE**: except as aforesaid; and Grantors hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.


IN WITNESS WHEREOF, Tammy Perry and George E. Perry, Jr., hereunto set their hands and seals this 26th day of February, 2016.


Tammy Perry


George E. Perry, Jr.

STATE OF VERMONT)
COUNTY OF CHITTENDEN, ss.)

At Williston, in said County and State, this 26th day of February, 2016, Tammy Perry and George E. Perry, Jr., personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, 
Notary Public
My Commission Expires: February 10, 2019

ACKNOWLEDGEMENT
Return Received (including Certificates
and, if Required, Act 250 Disclosure
Statement)

Signed Mammey Layman Clerk
Date FEBRUARY 29, 2016

W&M

WICK & MADDOCKS
Attorneys at Law
P.O. Box 8502
Essex, VT
05451-8502

STORMWATER FACILITIES EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that *Tammy Perry*, of Richmond, in the County of Chittenden and State of Vermont ("Grantor"), for and in consideration of the sum of ten and more dollars paid by the Town of Richmond, a municipal corporation of Chittenden County in the State of Vermont ("Grantee"), does hereby grant, give, transfer, and convey to the Grantee the following described easements across Grantor's lands and premises in the Town of Richmond, County of Chittenden, and State of Vermont:

An easement over the Grantor's lands and premises in the Town of Richmond, County of Chittenden, State of Vermont described as follows:

An easement, within the easement area described below ("Easement Area"), for the installation, use, maintenance, repair, alteration, restoration, and replacement of stormwater facilities, including all stormwater lines, all manholes, sleeves, connections, ditching, headwalls, and related or appurtenant facilities. The Easement Area shall be the area designated "Easement T-1(B)" as depicted on Sheet 1 of a 4 sheet set of plans (the "Plan") entitled "Millet Street and Tilden Avenue Stormwater Upgrade" prepared by Green Mountain Engineering, Inc. and Llewellyn-Howley, Inc., dated 12/22/09, and to be recorded in the Richmond Land Records. The precise location of the Easement Area shall be determined by reference to the scale of the plan.

Also conveyed to the Grantee is the right to enter onto the Grantor's lands (defined below) within the Easement Area for the purpose of accomplishing all such installation, maintenance, repair, alteration, restoration, and replacement.

The Easement Area shall be temporarily expanded, during Grantee's work, by an additional ten (10) feet on all sides for the purposes of access to the Easement Area, placement of fill and equipment, and other activities related to the work.

Notwithstanding anything elsewhere herein or on the plans the location of the drainage line in the easement herein granted is approximate. The precise location of the Easement Area shall become fixed upon completion of construction of the actual line, as shown by "as built" plans to be recorded following completion of the work. The edges of the final Easement Area shall be the same distances from the actual line as the distances of the edges of the Easement Area from the line shown on the Plans.

Grantor's lands within which the Easement Area lies ("Grantor's Lands") are all and the same lands and premises described in a deed from George E. Perry, Jr. to Grantor dated June 30, 2006 and recorded at Book 172 Page 411 of the Richmond Land Records.

Grantor, for Grantor's and Grantor's heirs and assigns, and Grantee, for itself and its successors and assigns, by delivery and acceptance of this deed, agree as follows:

1. Grantor shall construct no buildings within the Easement Area, no plantings, including but not limited to trees and bushes, shall be installed within the Easement Area, and no activity

22392

RICHMOND, VT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
January 28 A.D. 2010
At 4 o'clock 00 minutes P.M. and recorded
in Book 195 Page 254-255 of Land Records.
Attest: Linda W. Parent
Town Clerk

will be undertaken or allowed which may inhibit Grantee's use thereof. This provision shall not be construed to prevent the planting and maintenance of lawn areas.

2. Grantee shall restore Grantor's lands as nearly as practicable to their prior condition after completion of any work by Grantee hereunder.

To have and to hold said granted easements, with all the privileges and appurtenances thereof, to the said Grantee, Town of Richmond, and its successors and assigns, to its own use and behoof forever;

And, the said Grantor, Tammy Perry, for Grantor's and Grantor's heirs and assigns, does covenant with the said Grantee, Town of Richmond, its successors and assigns, that until the ensealing of these presents, Grantor is the sole owner of the premises, and has good right and title to convey the easements in manner aforesaid, that they are free from every encumbrance, except as above stated, and except for mortgages of record, Grantor, for herself and her heirs and assigns agrees with Grantee to cooperate with Grantee in Grantee's seeking partial mortgage discharges or subordinations as to any such mortgages respecting the easements herein granted.

And the said Grantor, hereby engages to warrant and defend the same against all lawful claims whatever, except as aforesaid.

Grantor:


Tammy Perry

STATE OF VERMONT

CHITTENDEN COUNTY, SS

At Richmond, this 21 day of January ²⁰¹⁰ ~~A.D. 2009~~, personally appeared Tammy Perry, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me Linda M Parent
Notary Public
Commission Expires: 2/10/2011

508423.1

2,3388

126

Baker Street

**Benchmark Top of PK Nail
Elevation: 359.19**

Tilden Avenue

House

Porch

House

House

TP18 (See Not Sheet 1)

APPROXIMATE PROPERTY LINE

Town to

EASEMENT T-1(B)

Remove and re asphalt driveway

Sawcut

APPROXIMATE PROPERTY LINE

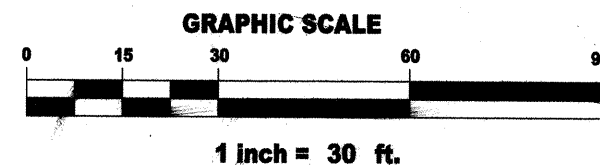
Proposed CB12




TP17

Saw cut concrete concrete walk a

EASEMENT	PROPERTY OWNER
T-1	JOANNA BERK
T-1(B)	TAMMY PERRY

NOTE:
THE PROPERTY LINES, EASEMENTS, AND OTHER PROPERTY DESCRIPTIONS
PROVIDED IN THESE PLANS ARE FOR THE USE OF THE TOWN OF RICHMOND
FOR THE CONSTRUCTION OF A PUBLIC STORM DRAIN PROJECT ONLY.
EASEMENTS ARE TO BE PERMANENTLY DEFINED BASED ON THE PIPE OR
APPURTENANCE AS INSTALLED.

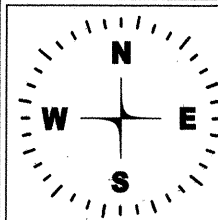


Stage	Applied	Approved
Concept Plan		
Design Plan		
Construction		

No.	Revision	Date

It is the user's responsibility to ensure this copy contains the latest revisions

GREEN
1438 SOUTH BROWNELL ROAD
WILLISTON, VERMONT 05495
PHONE: (802)862-5590
FAX: (802)862-7598
MOUNTAIN
CIVIL
WATER
WASTEWATER
ENGINEERING



LLEWELLYN - HOWLEY
I N C O R P O R A T E D
Consulting Services • Engineering • Permitting
20 Kimball Ave Ste. 202N F (802) 658-2882
South Burlington T (802) 658-2100
Vermont 05403 <http://www.lhinc.net>

**MILLET STREET & TILDEN AVENUE
STORMWATER UPGRADE**

Richmond Contract 4-A Vermont

**MILLET-TILDEN
EASEMENT EXHIBIT**

Project:	19-002
Date:	12/22/09
Drawn by:	TMG
Drawing:	-
Sheet:	1 of 4