

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **RAYMOND S. MYOTT**, residents of Richmond, Vermont, (the "Grantor"), in consideration of Ten and More Dollars (\$10.00) and other good and valuable consideration paid to my full satisfaction by the **TOWN OF RICHMOND**, a Vermont municipality in the County of Chittenden and State of Vermont, (the "Grantee") do hereby **GIVE, GRANT, SELL, CONVEY** and **CONFIRM** unto the said **TOWN OF RICHMOND** and its successors and assigns forever, an easement and right-of-way over, upon and through a certain piece or parcel of land in the Town of Richmond, County of Chittenden and State of Vermont, which is more particularly described as follows:

Being an easement and right-of-way for the installation, use, maintenance, enlargement, extension, upgrade, repair and replacement of a curb stop in an area measuring approximately five feet by ten feet (5' x 10') over, upon and through the lands and premises of the Grantors known and identified as 393 Cochran Road, as shown on a plan entitled, "Project: Tilden Ave, S. Bridge St., Cochran Rd. Water Distribution Improvement, Proj. # 006-27, Bridge St. Site Plan and Profile," Sheet C-3.2, prepared by East Engineering, PLC, dated December 14, 2022, last revised February 4, 2025, and recorded at Map Slide _____ of the Town of Richmond Land Records (the "Plan"). Said easement and right-of-way shall be centered on the curb stop as finally installed.

Included herewith is a right of access in favor of Grantee for all purposes reasonably necessary to effectuate the herein conveyed rights and easements, including but not limited to access as needed to the lands and premises immediately adjacent to the location of the herein conveyed easement and right-of-way.

The Grantor (and their heirs and assigns) shall have the right to make use of the surface of the lands and premises subject to the easement rights granted herein, provided that the use is not inconsistent with the easement rights of the Grantee. The Grantor (and their heirs and assigns) shall place no structures or new landscaping, including but not limited to trees, shrubs and/or bushes, on the lands and premises subject to the easement and right-

of-way conveyed herein or take any other action which prevents or interferes with the Grantee's ability to exercise its rights hereunder.

The Grantee (or its successors and assigns) shall restore any portion of the lands and premises of the Grantor outside the area of the easement that is disturbed or affected by exercise of the easement rights by the Grantee (or its successors and assigns) as near as reasonably practicable to their condition prior to such exercise at the sole cost of the Grantee (or its successors and assigns) and within a reasonable time.

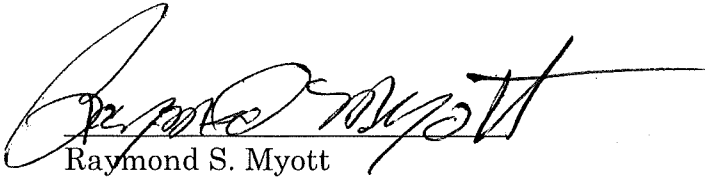
Being a portion of the lands and premises conveyed to the Grantor by the Warranty Deed of Clayton E. Orton, Jr., dated January 8, 1990, and recorded in Book 68, Pages 425-26 of the Town of Richmond Land Records.

This conveyance is made subject to and with the benefit of any easements and rights-of-way and any utility easements, spring rights, easements for ingress and egress and rights incident to each of the same as may appear more particularly of record, provided this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated.

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

TO HAVE AND TO HOLD all right and title in and to the herein conveyed rights and easements, with all the privileges and appurtenances thereof, to the Grantee, **TOWN OF RICHMOND**, and its successors and assigns, to their own use and behoof forever; and I, the Grantor **RAYMOND S. MYOTT** for myself and my heirs and assigns, do covenant with the Grantee, **TOWN OF RICHMOND**, and its successors and assigns, that from and after the ensealing of these presents, we are the sole owners of the premises, and have good right and title to convey the same in the manner aforesaid, and the premises are **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.

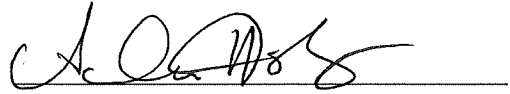
IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 15 day of January, 2026.


Raymond S. Myott

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Richmond, Vermont, in said County, this 15 day of January, 2026, personally appeared **Raymond S. Myott**, and he acknowledge this instrument, by him signed, to be his free act and deed.

Before me,



Notary Public

My Commission Expires: 1/31/2027

My Commission #:

ADRIANA H. HASHINAGA
Notary Public, State of Vermont
Commission No. 157.0015188
My Commission Expires Jan. 31, 2027

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, **SASHA M. O'GRADY** and **KEVIN J. O'GRADY**, residents of Richmond, Vermont, (the "Grantors"), in consideration of Ten and More Dollars (\$10.00) and other good and valuable consideration paid to our full satisfaction by the **TOWN OF RICHMOND**, a Vermont municipality in the County of Chittenden and State of Vermont, (the "Grantee") do hereby **RELEASE, REMISE AND FOREVER QUITCLAIM** unto the said **TOWN OF RICHMOND** and its successors and assigns forever, an easement and right-of-way over, upon and through a certain piece or parcel of land in the Town of Richmond, County of Chittenden and State of Vermont, which is more particularly described as follows:

Being an easement and right-of-way for the installation, use, maintenance, enlargement, extension, upgrade, repair and replacement of a water pipe, line, valves, fittings, and appurtenances thereto over, upon and through the lands and premises of the Grantors known and identified as 205 Jericho Road. Said easement and right-of-way has a total length along the northeasterly boundary line of Tilden Avenue of one hundred and twenty feet (120'), more or less, with two sections having a width of ten feet (10'), more or less, and a middle section having a width of twenty feet (20'), more or less. The middle section of said easement has a length of thirty feet (30'), more or less, and is off-set from the center line of a stream and culvert inlet such that twenty feet (20'), more or less, of the length of said center section being southeasterly of said stream and ten feet (10'), more or less, being northwesterly of said stream. The remaining two sections of said easement and right-of-way on each side of the center section have a width ten feet (10'), more or less, with the northwesterly section extending forty feet (40'), more or less, from the northwesterly terminus of the aforesaid center section and with the southeasterly section extending fifty feet (50'), more or less, from the southeasterly terminus of the aforesaid center section. All distances are measured along the northeasterly right-of-way boundary line for Tilden Avenue. Said easement and right-of-way is shown on a plan entitled, "Project: Tilden Ave, S. Bridge St., Cochran Rd. Water Distribution Improvements, Proj. # 006-27, Tilden Ave. Site Plan and Profile," Sheet C-1.1, prepared by

East Engineering, PLC, dated December 14, 2022, last revised December 2, 2025, which is attached hereto and incorporated herein by reference as "Exhibit A."

Included herewith is a right of access in favor of Grantee for all purposes reasonably necessary to effectuate the herein conveyed rights and easements, including but not limited to access as needed to the lands and premises immediately adjacent to the location of the herein conveyed easement and right-of-way.

The Grantors (and their heirs and assigns) shall have the right to make use of the surface of the lands and premises subject to the easement rights granted herein, provided that the use is not inconsistent with the easement rights of the Grantee. The Grantors (and their heirs and assigns) shall place no structures or new landscaping, including but not limited to trees, shrubs and/or bushes, on the lands and premises subject to the easement and right-of-way conveyed herein or take any other action which prevents or interferes with the Grantee's ability to exercise its rights hereunder.

The Grantee (or its successors and assigns) shall restore any portion of the lands and premises of the Grantors outside the area of the easement that is disturbed or affected by exercise of the easement rights by the Grantee (or its successors and assigns) as near as reasonably practicable to their condition prior to such exercise at the sole cost of the Grantee (or its successors and assigns) and within a reasonable time.

Being a portion of the lands and premises conveyed to the Grantors by the Executor's Deed of Gregory P. Smith, Executor of the Estate of Jean Evelyn Smith, dated June 1, 2023, and recorded in Book 270, Page 476-478 of the Town of Richmond Land Records.


By its acceptance and recording of this Easement Deed, Grantee agrees that a certain temporary construction easement for the so-called Jericho Road Enhancement Project conveyed to it by Warranty Deed of Richard Smith and Jean Smith, Grantors' predecessors-in-title, dated May 2, 2011, and recorded in Book 208, Page 223 of the Town of Richmond Land Records, is hereby terminated and of no further force or effect.

This conveyance is made subject to and with the benefit of any easements and rights-of-way and any utility easements, spring rights, easements for ingress and egress and rights incident to each of the same as may appear more particularly of record, provided this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated.


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

TO HAVE AND TO HOLD all right and title in and to the herein conveyed rights and easements, with all the privileges and appurtenances thereof, to the Grantee, **TOWN OF RICHMOND**, and its successors and assigns, to their own use and behoof forever; and we, the Grantors **SASHA M. O'GRADY** and **KEVIN J. O'GRADY** for ourselves and our heirs and assigns, do covenant with the Grantee, **TOWN OF RICHMOND**, and its successors and assigns, that from and after the ensealing of these presents, it will have and claim no right, title or interest in or to the said quit-claimed premises.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 15 day of April, 2026.



Sasha M. O'Grady




Kevin J. O'Grady

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Richmond, Vermont, in said County, this 15 day of April, 2026, personally appeared **Sasha M. O'Grady** and **Kevin J. O'Grady** and they acknowledge this instrument, by them signed, to be their free act and deed.

Before me,



Notary Public
My Commission Expires: 1/31/2027
My Commission #: