WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT We, MAURICE J. GOODRICH, of Hinesburg, Chittenden County, Vermont, RALPH B. GOODRICH, of South Burlington, Chittenden County, Vermont, and ROBERT H. GOODRICH of South Burlington, Chittenden County, Vermont, Grantors in consideration of Ten and more Dollars paid to their satisfaction by the Town of Hinesburg, Chittenden County and State of Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee and its successors and assigns forever, a certain piece of land in Hinesburg, in the County of Chittenden and State of Vermont, described as follows:

A vacant parcel of land in the Town of Hinesburg, more particularly described as follows:

Commencing at an existing iron pin in the southerly boundary of the former "Eli P. Goodrich Farm", which pipe marks the northeast corner of lands now or formerly of Robert A. Mello and Priscilla K. Redinger; thence proceeding north 7 degrees 25' 47" east for a distance of 60 feet; thence deflecting to the right 90 degrees and proceeding south 82 degrees 34' 13" east for a distance of 979.32 feet; thence deflecting to the left 63 degrees 15' 19" and proceeding north 34 degrees 10' 28" east for a distance of 160.30 feet to a point; thence proceeding along an arc the radius of which is 1268.81 feet and a tangent of which is 161.54 feet for a distance of 321.36 feet to a point (the tie line between the last two mentioned points runs in a course north 41 degrees 25' 49" east for a distance of 320.50 feet); from the last mentioned point deflecting to the right and proceeding north 48 degrees 41' 10" east for a distance of 386.61 feet to a point in the westerly sideline of North Road; thence deflecting to the right and proceeding south 8 degrees 50' 21" west in and along the westerly sideline of North Road for a distance of 93.64 feet; thence deflecting to the right and proceeding south 48 degrees 41' 10" west for a distance 314.72 feet to a point; thence

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proceeding along an arc the radius of which is 1208.81 feet and the tangent of which is 153.90 feet for a distance of 306.16 feet to a point (the tie line between the last two mentioned points runs along a line south 41 degrees 25' 49" west a distance of 305.33 feet); thence deflecting to the left and proceeding south 34 degrees 10' 28" west a distance 197.25 feet to a point in the southerly line of the aforesaid "Eli P. Goodrich Farm"; thence deflecting to the right and proceeding north 82 degrees 34' 13" west for a distance of 1016.27 feet to the aforementioned existing iron pipe to the point of beginning.

Being a portion of the real estate in Hinesburg, Vermont, whereof Eli P. Goodrich died ceased and being a portion of the land and premises conveyed to Leonard J. Goodrich, Jr., Maurice J. Goodrich, Ralph B. Goodrich and Robert H. Goodrich, as tenants in common, by warranty deed of Leonard J. Goodrich and Alma V. Goodrich, dated September 29, 1966 and of record in Volume 32 at Page 172 of the Land Records of the Town of Hinesburg. The interest of Leonard J. Goodrich, Jr., was conveyed to the within Grantors by Warranty Deed of Leonard J. Goodrich, Jr. and Lila Goodrich, dated January 12, 1981 and of record in Volume 78, Page 317-318 of said Hinesburg Land Records.

The premises conveyed are on a plan prepared by Fred C. Koerner C.E., entitled "Parcel of land to be conveyed to The Town of Hinesburg, Vermont for Highway Purposes", which plan is to be recorded simultaneously with this Deed in Volume _____, Page _____ of said Land Records.

As part of the consideration for this transfer, the Grantee covenants and agrees to be responsible for, indemnify and save harmless, the Grantors, their executors, administrators, successors and assigns, from and against any and all liability arising directly or indirectly from the past, present or future use of the granted premises including, without limiting the generality of the foregoing, any liability, for environmental contamination or injury, whether strict or by virtue of negligence or under federal, state or municipal environmental statutes, ordinances or regulations or common law.

By acceptance of this Deed, Grantees agree to maintain the property as a Class 3 Town Road, open to the general public and Grantors expressly reserve a right of way over said premises.

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Reference is hereby made to the aforementioned deeds and the references contained therein, 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, the Town of Hinesburg, and its successors and assigns, to its own use and behoof forever; and the said Grantors, MAURICE J. GOODRICH, RALPH B. GOODRICH and ROBERT H. GOODRICH, for themselves and their heirs, executors and administrators, do covenant with the said Grantee and its successors 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 they are FREE FROM EVERY ENCUMBRANCE; except as noted above and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 4th day of October, 1991.

IN PRESENCE OF

Nicole M. Ross
WITNESS

Maurice J. Goodrich
MAURICE J. GOODRICH

Nicole M. Ross
WITNESS

Ralph B. Goodrich
RALPH B. GOODRICH

Nicole M. Ross
WITNESS

Robert H. Goodrich
ROBERT H. GOODRICH

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At So. Burlington this 4th day of October, 1991, personally appeared MAURICE J. GOODRICH and he acknowledged

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this instrument, by him sealed and subscribed to be his free act and deed.

Nicole M. Ross
Notary Public

Commission Expires: Feb 10, 1995

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At So. Burlington this 4th day of October, 1991, personally appeared RALPH B. GOODRICH and he acknowledged this instrument, by him sealed and subscribed to be his free act and deed.

Nicole M. Ross
Notary Public

Commission Expires: Feb. 10, 1995

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At So. Burlington this 4th day of October, 1991, personally appeared ROBERT H. GOODRICH and he acknowledged this instrument, by him sealed and subscribed to be his free act and deed.

Nicole M. Ross
Notary Public

Commission Expires: Feb. 10, 1995

RWDEED.278

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copy
mgr
10-11-91

September 25, 1991

Town of Hinesburg
Selectboard
Hinesburg, VT 05461

Dear Selectmen,

This letter is an agreement to allow the Town of Hinesburg access over the land owned by Maurice Goodrich. Ralph Goodrich, and Robert Goodrich. The access road presently used to the closed town landfill has a road on the east side to the town gravel pit. This road will be maintained by the town highway department for the removal of gravel products only.

This agreement can be terminated by the town of the Hinesburg or the Goodrich's with a proper thirty day notice.

A further agreement is made that if the Goodrich's decide to sell the land east of the landfill road, the Town of Hinesburg will be given the opportunity to purchase the property on a first refusal basis.

By Owners:

Robert H. Goodrich
Robert H. Goodrich

Maurice J. Goodrich
Maurice J. Goodrich

Ralph B. Goodrich
Ralph B. Goodrich

Accepted by: Hinesburg Selectboard

	10-7-91 Date
	10-9-91 Date
	10/7/91 Date
	10-7-91 Date
	Date