

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Grantor, **Town of Bristol**, a Municipal Corporation with its office in the Town of Bristol, in the County of Addison, and State of Vermont, In the consideration of TEN AND MORE DOLLARS paid to its full satisfaction by **Stoney Hill Properties, LLC**, a Vermont Limited Liability Company with its principal place of business in the Town of Bristol, in the County of Addison and State of Vermont, by these presents, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, **Stoney Hill Properties, LLC**, and its successors and assigns forever, all right and title which **Town of Bristol** has in and to a certain piece of land in the Town of Bristol, in the County of Addison and the State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed by Stoney Hill Properties, LLC to Town of Bristol by Warranty Deed dated July 5, 2016 and recorded in Book 150, Page 90 of the Bristol Land Records and being "5.8 acres +/- to be conveyed to Stoney Hill Properties (not surveyed)" on a "plat showing lands of STONEY HILL PROPERTIES, LLC & TOWN OF BRISTOL VT Route 17/116, Lovers Lane, Hewitt Road, & South Street Bristol, Addison County, Vermont" dated May 27, 2021 and filed as Map _____ in the Town of Bristol Map Records.

Notice of permit requirements. In order to comply with applicable state Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable Rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.

Subject to terms and conditions of the State of Vermont Department of Environmental Conservation Stormwater Discharge Permit General No. 3-9015 and Authorization to Discharge Permit No. 7468-9015, Notice of which, dated October 20, 2015, is recorded in Volume 148 at Page 225 of the Bristol Land Records.

Subject to and benefited by State of Vermont Land Use Permit Case No. 9A0358 dated October 23, 2015 and recorded in Volume 148 at Page 265 of the Bristol Land Records.

The lands and premises herein conveyed are conveyed subject to the terms and conditions of the Town of Bristol Zoning Board of Adjustment Notice of Decision for Application #15-59 dated September 25, 2015 and recorded in Permit Volume 2 at Page 353 of the Bristol Land Records.

Subject to a Boundary Line Agreement by and between The Estate of Peter A. Nelson, Carl and Charlotte Nelson, and S. Marguerite Shepard dated March 21 & 22, 1989 and recorded in Volume 66 at Page 95 of the Bristol Land Records.

SUBJECT TO easements and rights of way in favor of Grantor, its successors and assigns, to access any portion or all of the lands and premises conveyed hereby to engage in: riverbank stabilization and/or maintenance work; erosion or accretion prevention or mitigation efforts; slope maintenance; support, maintenance, construction, reconstruction, improvement or other work for the benefit of the public regarding roadways or trails on and/or near the subject premises; and; allowing public access to trails, all as deemed appropriate by Grantor in its sole discretion.

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.

Nothing in this deed shall be construed to restrict or prohibit the Town of Bristol from exercising its rights as a municipality with regard to ordinances, regulations, zoning, law enforcement and the like.

TO HAVE AND TO HOLD all Grantor's right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said Grantee, **Stoney Hill Properties, LLC**, and its successors and assigns forever.

AND FURTHERMORE, the said Grantor, **Town of Bristol**, for itself and its successors and assigns, covenants with the said Grantee, **Stoney Hill Properties, LLC**, its successors and assigns, that from and after the ensealing of these presents, the **Town of Bristol** will have and claim no right, in, or to the said quit-claimed premises

IN WITNESS WHEREOF, the Grantor does hereunto set its seal this ____ day of

_____, 2021, by the hand of _____, duly authorized agent of the **Town of Bristol**.

TOWN OF BRISTOL

By: _____

Agent Duly Authorized

STATE OF VERMONT
ADDISON COUNTY, SS

At Bristol this ____ day of _____, 2021, _____ as Agent Duly Authorized for the **Town of Bristol** appeared and acknowledged the foregoing instrument, by her sealed and subscribed, to be her free act and deed both of herself and of **Town of Bristol**.

Before me:

Notary Public
My Commission expires: 1/31/2023
My Commission Number: _____

DRAFT