

**EASEMENT DEED**

**KNOW ALL PERSONS BY THESE PRESENTS** that **Stoney Hill Properties, LLC**, a Vermont limited liability company with its principal place of business located in Bristol, Vermont, in the consideration of Ten and More Dollars paid to its full satisfaction by the **Town of Bristol**, a Vermont Municipality, Grantee, by these presents do freely GIVE, GRANT, SELL CONVEY AND CONFIRM unto the said Grantee, **Town of Bristol**, and its successors and assigns forever, an easement in and to a certain piece of land in the Town of Bristol, in the County of Addison and State of Vermont, described as follows, viz:

An easement and right of way for access & utilities (storm drain, water, sewer, power, communications) one hundred feet (100') in width, including rights of ingress, egress and access for road and utilities construction, installation, maintenance, replacement and repair. Said easement and right of way is located southerly and as a continuation of an existing fifty foot (50') easement and right of way located on lands of the herein Grantee (Book 150, Page 87) and benefitting the adjacent lands of Grantor and others (the "Existing ROW"). The Existing ROW is depicted as "50' right of way to benefit **Lots 2, 3, 5**" on a survey entitled "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" prepared by Kevin R. LaRose, dated May 27, 2021, and to be recorded in the Town of Bristol Land Records on or near even date herewith (the "Survey"). The herein conveyed easement and right of way commences at the southerly terminus of the Existing ROW and continues in a generally southerly southeasterly direction on Lot 1 as depicted on the Survey and shall be centered on the final constructed location of the roadway. The easement and right of way herein conveyed shall be located as finally depicted on an "as built" survey to be recorded in the Town of Bristol Land Records upon completion of construction.

Commented [A1]: To be revised upon receipt of the revised Survey.

Also conveyed hereby is an easement and right of way to access, construct, install, maintain, replace and repair a stormwater system to be located on Lot 1. Said easement and right of way is depicted on the Survey as "easement area to benefit the Town of Bristol for access & required maintenance for stormwater system (to be centered on constructed location)".

The Grantee shall be solely responsible for all costs of the easements, including, but not limited to, maintenance, repair, replacement, and snow and ice removal. The foregoing notwithstanding, nothing herein shall prevent the Grantee from pursuing a claim to recover damages caused by the intentional or negligent action of the Grantor or other third parties.

The above-described easement and right of way is intended to cross over a portion of Lot 1 as depicted on the Survey and as conveyed to the Grantor by Warranty Deed recorded in Volume 156 at Page 69 of the Town of Bristol Land Records.

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**TO HAVE AND TO HOLD** the above granted easements and rights, with all the privileges and appurtenances thereof, to said Grantee, **Town of Bristol**, its successors and assigns forever, and the Grantor does covenant with the said Grantee, **Town of Bristol**, its successors and assigns forever, that until the ensealing of these presents the said Grantor has good right and title to convey said easements and rights in the manner aforesaid, and that they are **FREE FROM EVERY EMCUMBRANCE**, and hereby engage to warrant and defend the same against all lawful claims whatsoever.

**IN WITNESS WHEREOF**, Kevin Harper, duly authorized agent of Stoney Hill Properties, LLC, hereunto sets his hand and seal this \_\_\_\_ day of July, 2021.

Stoney Hill Properties, LLC  
By:

\_\_\_\_\_  
**Kevin Harper, Duly Authorized Agent**

STATE OF VERMONT  
COUNTY OF ADDISON, SS.

At Bristol, in said County, this \_\_\_\_ day of July, 2021, personally appeared **Kevin Harper**, duly authorized agent of Stoney Hill Properties, LLC, and he acknowledged this instrument, by him subscribed, to be his free act and deed, and the free act and deed of Stoney Hill Properties, LLC.

Before me: \_\_\_\_\_  
Notary Public

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