

District 5
Certcode 0417-0

**CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2021**

Fill out form, make and file a copy with the Town Clerk, and submit the Mileage Certificate on or before February 20, 2021 to: Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section through upload to the secure FTP site or if necessary via mail to: VTrans PPAID - Mapping Section, 2178 Airport Rd, Unit B, Berlin, VT 05641.

We, the members of the legislative body of WILLISTON in CHITTENDEN County on an oath state that the mileage of highways, according to Vermont Statutes Annotated, Title 19, Section 305, added 1985, is as follows:

PART I - CHANGES TOTALS - Please fill in and calculate totals.

Town Highways	Previous Mileage	Added Mileage	Subtracted Mileage	Total	Scenic Highways
Class 1	0.000	0		0	0.000
Class 2	19.280	0		19.28	0.000
Class 3	54.35	1.96 2.11		56.31 56.46	0.000
State Highway	18.642	0		18.642	0.000
Total	92.272	1.96 2.11		94.23 94.382	0.000
* Class 1 Lane	0.000				
* Class 4	2.42				0.000
* Legal Trail	0.80				

see next page for details about the mileage adjustments
S.Moulton VTrans 2021-03-11

* Mileage for Class 1 Lane, Class 4, and Legal Trail classifications are NOT included in total.

S.M.
K.A.
J.B.

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

1. NEW HIGHWAYS: Please attach Selectmen's "Certificate of Completion and Opening".

Zephyr Rd 0.76 Dunmore Ln 0.26 Seymour St 0.17 Holland Ln 0.26 Stillwater Ln 0.07 Market St 0.10 Day Ln 0.12 Center St 0.02 Madison Dr 0.12 Jake Way 0.08

2. DISCONTINUED: Please attach SIGNED copy of proceedings (minutes of meeting).

3. RECLASSIFIED/REMEASURED: Please attach SIGNED copy of proceedings (minutes of meeting).

4. SCENIC HIGHWAYS: Please attach a copy of order designating/discontinuing Scenic Highways.

IF THERE ARE NO CHANGES IN MILEAGE: Place an X in the box and sign below.

PART III - SIGNATURES - PLEASE SIGN.

Signatures of Selectmen/ Aldermen/ Trustees:

[Handwritten signatures]

Signature of T/C/V Clerk:

[Handwritten signature: Sarah Mason]

Date Filed: February 18, 2021

Please sign ORIGINAL and return it for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL: Signed copy will be returned to T/C/V Clerk.

APPROVED:

E-SIGNED by Johnathan Croft
on 2021-03-11 15:44:10 EST
Representative, Agency of Transportation

DATE: March 11, 2021

WILLISTON**2021 Mileage Certificate New Highways**

3/11/2021 S.Moulton, VTrans-PPID-Mapping Section

10 highways list

	Williston Mileage On Certificate	Town Highway Number	Comment	FINAL MILEAGE
Zephyr Rd	0.76	TH-118	The northwestern-most section of Zephyr Rd is already a Class 3 town highway added to the town highway map in 2008, CL3 TH-118 for 0.10 miles. According to VTrans GIS calculations, the remaining length of Zephyr Rd is 0.68 miles (VTrans measures from centerline to centerline of the intersecting roads).	0.68
Dunmore Ln	0.26	TH-131	see also the 2003 Mileage Certificate re: Chelsea Commons TH-75	0.26
Seymour St	0.17	TH-132		0.17
Holland Ln	0.26	TH-133	Bruce Hoar, Williston Director of Public Works 02/26/2021: The distance is 0.49 and not 0.26.	0.49
Stillwater Ln	0.07	TH-134		0.07
Market St	0.10	TH-135		0.10
Day Ln	0.12	TH-136		0.12
Center St	0.02	TH-137		0.02
Madison Dr	0.12	TH-138		0.12
Jake Way	0.08	TH-139	E911 name: Jakes Way	0.08
TOTAL	1.96			2.11

0.01 mi CL3 TH-75 (Chelsea Pl)
added in 2003, reassigned to
CL3 TH-131 Dunmore Ln in 2021



+0.26 mi CL3 TH-131
(Dunmore Ln) new road

(CL3 TH-75 Chelsea Pl
from 0.38 mi to 0.37 mi,

CL3 TH-131 Dunmore Ln
from 0.00 mi to 0.27 mi)

TH-69 - KNIGHT LN

TH-75 - CHELSEA PL

TH-118 - ZEPHYR RD

TH-118 -
ZEPHYR RD

TH-138 -
MADISON DR

TH-139 - JAKES WAY

TH-133 - HOLLAND LN

TH-118 - ZEPHYR RD

TH-131 - DUNMORE LN

TH-118 - ZEPHYR RD

TH-137 -
CENTER ST

TH-138 -
MADISON DR

Mileage Certificate Change 2021 WILLISTON

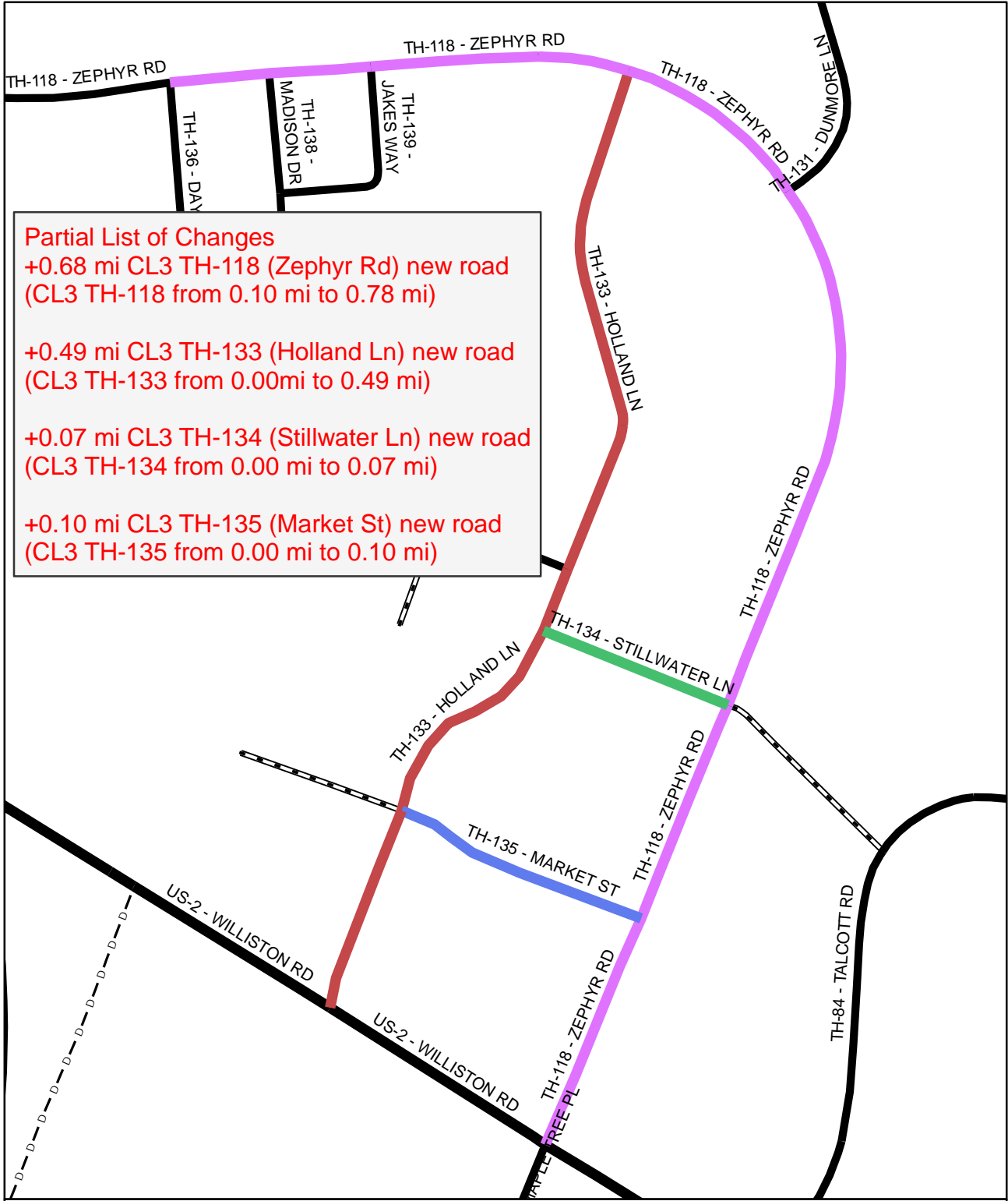
(CERTCODE: 0417-0)

Mapping Section
Division of Policy, Planning and Intermodal Development
Vermont Agency of Transportation -- March 2021



0 Miles 0.05





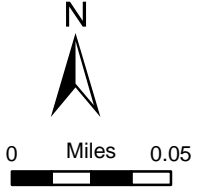
Partial List of Changes

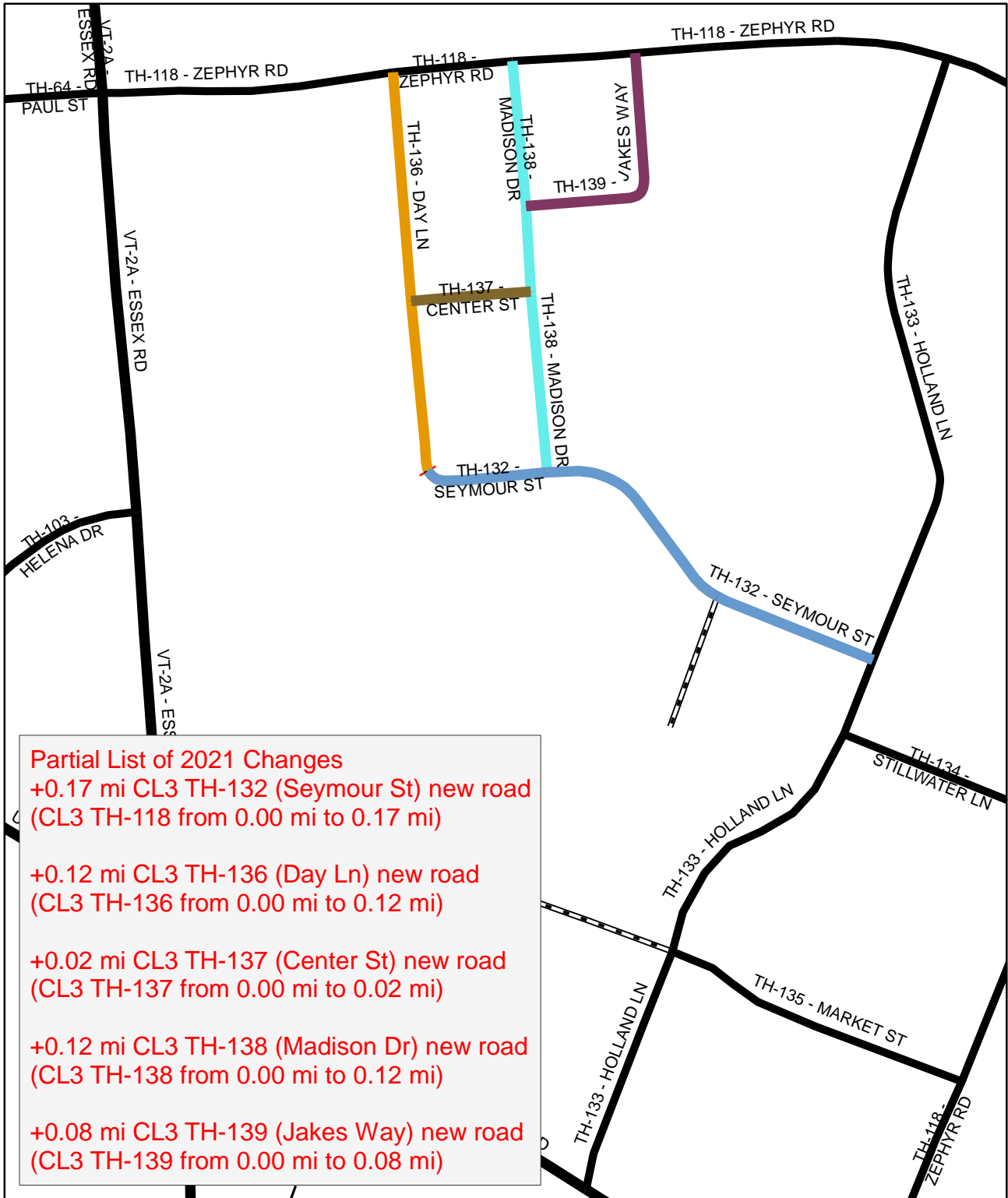
- +0.68 mi CL3 TH-118 (Zephyr Rd) new road
(CL3 TH-118 from 0.10 mi to 0.78 mi)
- +0.49 mi CL3 TH-133 (Holland Ln) new road
(CL3 TH-133 from 0.00mi to 0.49 mi)
- +0.07 mi CL3 TH-134 (Stillwater Ln) new road
(CL3 TH-134 from 0.00 mi to 0.07 mi)
- +0.10 mi CL3 TH-135 (Market St) new road
(CL3 TH-135 from 0.00 mi to 0.10 mi)

Mileage Certificate Change 2021
WILLISTON

(CERTCODE: 0417-0)

Mapping Section
Division of Policy, Planning and Intermodal Development
Vermont Agency of Transportation -- March 2021

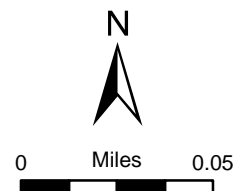


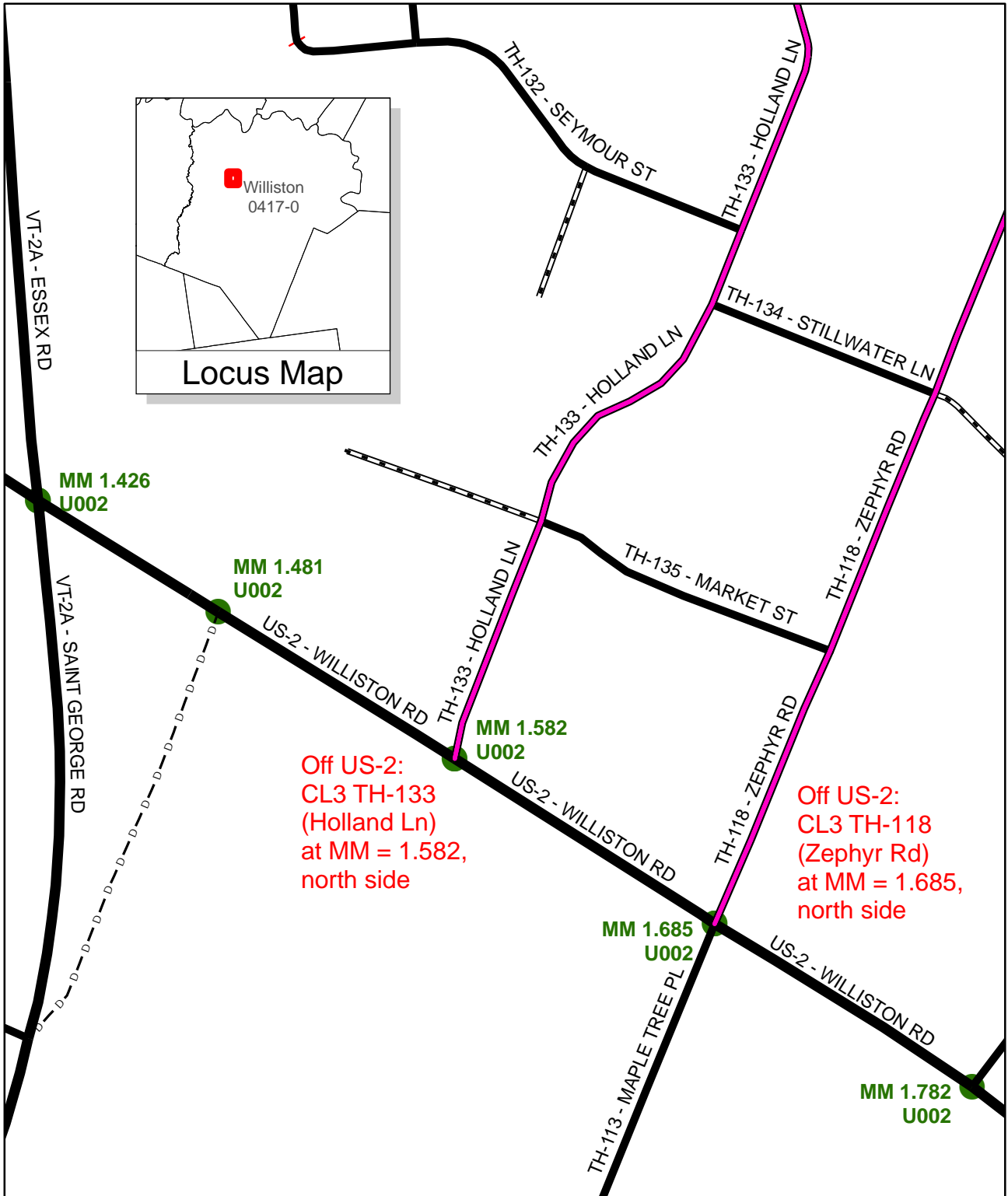


Mileage Certificate Change 2021
WILLISTON

(CERTCODE: 0417-0)

Mapping Section
 Division of Policy, Planning and Intermodal Development
 Vermont Agency of Transportation -- March 2021

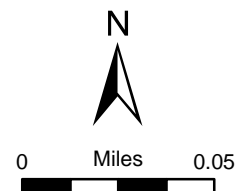




Mileage Certificate Change 2021
WILLISTON

(CERTCODE: 0417-0)

Mapping Section
 Division of Policy, Planning and Intermodal Development
 Vermont Agency of Transportation -- March 2021



Moulton, Sara

From: Moulton, Sara
Sent: Wednesday, March 3, 2021 11:03 AM
To: Bruce Hoar
Cc: AOT - Mileage Certificates
Subject: RE: Williston - 2021 Mileage Certificate Initial Review

Thank you for confirming the mileage amounts.
Sara Moulton

From: Bruce Hoar <bhoar@willistonvt.org>
Sent: Wednesday, March 3, 2021 11:01 AM
To: Moulton, Sara <Sara.Moulton@vermont.gov>
Cc: AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>
Subject: RE: Williston - 2021 Mileage Certificate Initial Review

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Hi Sara,

I am in agreement with the column "MILEAGE TO USE FOR 2021 ?"

Bruce

Bruce K. Hoar
Director of Public Works
7900 Williston Road
Williston VT. 05495
Phone (802)-878-1239
Email bhoar@willistonvt.org

Notice - Under Vermont's Public Records Act, all e-mail, e-mail attachments as well as paper copies of documents received or prepared for use in matters concerning Town business, concerning a Town official or staff, or containing information relating to town business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law.

Thanks
Bruce

From: Moulton, Sara <Sara.Moulton@vermont.gov>
Sent: Wednesday, March 3, 2021 10:28 AM
To: Bruce Hoar <bhoar@willistonvt.org>
Cc: AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>
Subject: RE: Williston - 2021 Mileage Certificate Initial Review

Could you review the mileages in the attached spreadsheet (Williston_2021_newHighwayList_revised) and confirm which numbers I should use in the column titled "MILEAGE TO USE FOR 2021 ?"
Feel free to modify the spreadsheet as needed as to which mileage numbers should be used.

Sara Moulton

From: Bruce Hoar <bhoar@willistonvt.org>
Sent: Friday, February 26, 2021 12:56 PM
To: Moulton, Sara <Sara.Moulton@vermont.gov>
Cc: AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>
Subject: RE: Williston - 2021 Mileage Certificate Initial Review

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Hi Sara,

The minor discrepancies are not a surprise. The real issue is my mistake on how I listed Holland on the Certificate of Highway Mileage. The distance is 0.49 and not 0.26. This was my mistake between what was going originally to be public and private. We decided to take over a section that was originally to remain private. The deeds provided do account for the whole length of Holland and the Certificate of Completion and Opening of a Highway for Public Travel account for the whole road as well. Hope this answers the question/concerns.

Bruce

Bruce K. Hoar
Director of Public Works
7900 Williston Road
Williston VT. 05495
Phone (802)-878-1239
Email bhoar@willistonvt.org

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From: Moulton, Sara <Sara.Moulton@vermont.gov>
Sent: Friday, February 26, 2021 12:12 PM
To: Bruce Hoar <bhoar@willistonvt.org>
Cc: AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>
Subject: Williston - 2021 Mileage Certificate Initial Review

Hello Bruce,

I am starting to review the 10 highway additions listed on the 2021 Mileage Certificate and am seeing some discrepancies in the mileages Williston submitted and what I am getting from our GIS road centerline data.

I've attached some files that I reference below and also posted those files to the File Transfer Site. The spreadsheet **Williston_2021_newHighwayList** contains the list of the 10 highway additions, comparing the mileage as entered on the Mileage Certificate with the mileage I am getting from our GIS road centerline data.

The map **Williston_2021_initialReviewMap** shows my interpretation of which roads should be added as Class 3 town highways using the VTrans road centerline dataset as the base. It includes a list of the highways with VTrans mileages.

Some of the minor discrepancies might be due to a difference in how the town measures the highways and how VTrans measures highways. Even though it is an old document, I've attached a description of how VTrans measures from centerline to centerline (see attached **VTrans_MeasureFromCenterline**)

I'm wondering if the survey plats listed in the documents **Williston_2021_partial_survey_plat_list** and **Williston_2021_HollardLn_DeedExcerpt** would be helpful for me, but before I ask for them, could you review the map and spreadsheet and see if you can see some obvious errors in how I interpreted the Mileage Certificate?

Thank you for your assistance with this.

Sara Moulton, GISP | AOT GIS Professional III
Vermont Agency of Transportation
219 North Main Street | Barre, VT 05641 - Physical Address
2178 Airport Rd, Unit B | Berlin, VT 05641 - Mailing Address
sara.moulton@vermont.gov
<http://vtrans.vermont.gov/planning/maps>
AOT.MileageCertificates@vermont.gov

WILLISTON**2021 Mileage Certificate New Highways****Initial First-Pass-Through Review**

Started 2/25/2021, updated 03/03/2021

S.Moulton, VTrans-PPID-Mapping Section

10 highways list

	Williston Mileage On Cert	TH Number	Arcmiles	Mileage Difference (VTrans Mileage - Williston Mileage)	Comment	MILEAGE TO USE FOR 2021 ?
Zephyr Rd	0.76	TH-118	0.68	-0.08	The northwestern-most section of Zephyr Rd is already a Class 3 town highway added to the town highway map in 2008, CL3 TH-118 for 0.10 miles. According to VTrans GIS calculations, the remaining length of Zephyr Rd is 0.68 miles (VTrans measures from centerline to centerline of the intersecting roads).	0.68
Dunmore Ln	0.26	TH-131	0.30	0.04	see also the 2003 Mileage Certificate re: Chelsea Commons	0.26
Seymour St	0.17	TH-132	0.17	0		0.17
Holland Ln	0.26	TH-133	0.42	0.16	Bruce Hoar, Williston Director of Public Works 02/26/2021: The distance is 0.49 and not 0.26.	0.49
Stillwater Ln	0.07	TH-134	0.08	0.01		0.07
Market St	0.10	TH-135	0.10	0		0.10
Day Ln	0.12	TH-136	0.13	0.01		0.12
Center St	0.02	TH-137	0.04	0.02		0.02
Madison Dr	0.12	TH-138	0.14	0.02		0.12
Jake Way	0.08	TH-139	0.09	0.01		0.08
	<hr/> 1.96					<hr/> 2.11

**TOWN OF WILLISTON
SELECTBOARD
MINUTES OF MEETING
February 2, 2021**

DRAFT

***Meeting held by teleconference.**

MEMBERS PRESENT: Terry Macaig (Chair); Ted Kenney, Jeff Fehrs. (Joy Limoge and Gordon St. Hilaire were absent.)
ADMINISTRATION: Erik Wells, Town Manager; Bruce Hoar, Public Works Director; Melinda Scott, Senior Conservation Planner; Lt. Josh Moore, Officer Matt Cohen, Comfort K9 Duke.
OTHERS PRESENT: Participants in the meeting included Suzanne Trainor, Peggy Larson, Lynn Blevins, Jay Petrillo, Jason Starr (Williston Observer).

1. Call to Order

Chair Terry Macaig called the teleconference meeting to order at 7 PM.

2. Minutes

January 12, 2021

MOTION by Ted Kenney, SECOND by Jeff Fehrs, to approve the minutes of 1/12/21 with the following addition to Item #4 Retail Cannabis Town Meeting Article: “Mr. Fair requested the Selectboard approve the warning without getting the required town voter 5%”. VOTING by rollcall: unanimous (3-0); motion carried.

January 19, 2021

MOTION by Ted Kenney, SECOND by Jeff Fehrs, to approve the minutes of 1/19/21 with the deletion of the sentence reading: “All three candidates reviewed their professional background and interest in serving the community.” in Item #4 Interviews/Appointments, Community Justice Board. VOTING by rollcall: unanimous (3-0); motion carried.

January 26, 2021

MOTION by Ted Kenney, SECOND by Jeff Fehrs, to approve the minutes of 1/26/21 with the notation that the motion was made by Joy Limoge and seconded by Ted Kenney. VOTING by rollcall: unanimous (3-0); motion carried.

3. Public Comment – General Issues

None.

4. Interviews/Appointments

Old Brick Church Trustees

The Selectboard interviewed Suzanne Trainor for a position on the Old Brick Church Board of Trustees.

MOTION by Ted Kenney, SECOND by Jeff Fehrs, to appoint Suzanne Trainor to the Old Brick Church Board of Trustees for an unexpired five-year term through June 30, 2025. VOTING: unanimous (3-0); motion carried.

5. Acceptance of Roads

Public Works Director, Bruce Hoar, recommended the town accept 10 roads (1.96 miles) of Class 3 town highway in Finney Crossing and the Hamlet.

MOTION by Ted Kenney, SECOND by Jeff Fehrs, to accept 1.96 miles of road segments described in the memo from the Public Works Director, Bruce Hoar, dated 1/27/21, as Class 3 town highway and authorize the Town Manager to sign any necessary documents. VOTING by rollcall: unanimous (3-0); motion carried.

6. Comfort Dog Program Update

Officer Matt Cohen, Lt. Josh Moore, and Comfort K9 Duke gave an update on the Comfort Dog Program, the first program of its type in the state. K9 Duke assists in cases where people have experienced trauma.

7. Policy on Animal Trapping on Town Land

Discussion was held on the trapping of wild animals and a town policy on trapping on town owned land. Public testimony was heard against trapping due to the pain and suffering to the animal and the potential for people, children, or pets to come across traps in the field. There was also testimony on trapping being legal in the state so the town cannot enact a policy prohibited trapping on private land. Senior Conservation Planner, Melinda Scott, reviewed options to consider with a town trapping policy (post the land, allow trapping by permission only, disallow trapping close to residences or public trails). Following further discussion, the Selectboard requested more information and to hear from Fish & Wildlife, Association of Trappers, the Williston Conservation Commission, and the public.

8. Town Manager's Report

In addition to the written Manager's Report, Erik Wells noted:

- Two police cruisers were traded in as planned.
- The firetruck purchased with the bond in 2019 is halfway built.
- Grant money was received to support Fire Department personnel in assisting with COVID vaccinations.

9. Other Business

Williston Charter Changes

Williston's charter changes have been introduced to the House Operations Committee as H.140.

10. Executive Session and/or Adjournment

MOTION by Ted Kenney, SECOND by Jeff Fehrs, to go into Executive Session to discuss a future possible real estate transaction under provisions of 1VSA313(2),

and to invite the Town Manager to attend. VOTING by rollcall: unanimous (3-0); motion carried.

The Selectboard entered Executive Session at 8:30 PM. Macaig closed Executive Session and adjourned the meeting at 8:45 PM.

RScty by tape: MERiordan

- STATE - HARD SURFACE OR PAVED
- TOWN - HARD SURFACE OR PAVED
- GRAVEL
- SOIL OR GRADED AND DRAINED EARTH
- UNIMPROVED OR PRIMITIVE
- IMPASSABLE OR UNTRAVELED
- LEGAL TRAIL
- DISCONTINUED
- HIGHWAY CLASS CHANGE
- RAILROAD
- INACTIVE RAILROAD
- PUBLIC LAND - NATIONAL FOREST
- PUBLIC LAND - STATE/MUNICIPAL
- NFR NATIONAL FOREST ROAD
- SFH STATE FOREST HIGHWAY

Vermont State Plane Coordinate System
 North American Datum of 1983
 SPCS_Zone_Identifier: 4400
 Geodetic Reference System 80
 4,000-meter grid, Easting - Northing

- FEDERAL CLASSIFICATION IDENTIFIER
- MA MINOR ARTERIAL
- MJC MAJOR COLLECTOR
- MHC MIRROR COLLECTOR
- PA PRINCIPAL ARTERIAL

- B34 / C34 STATE BRIDGE OR CULVERT IDENTIFIER
- B34 / C34 TOWN BRIDGE OR CULVERT IDENTIFIER

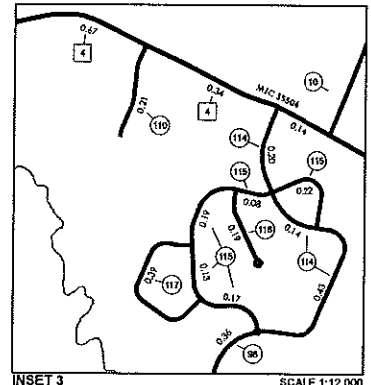
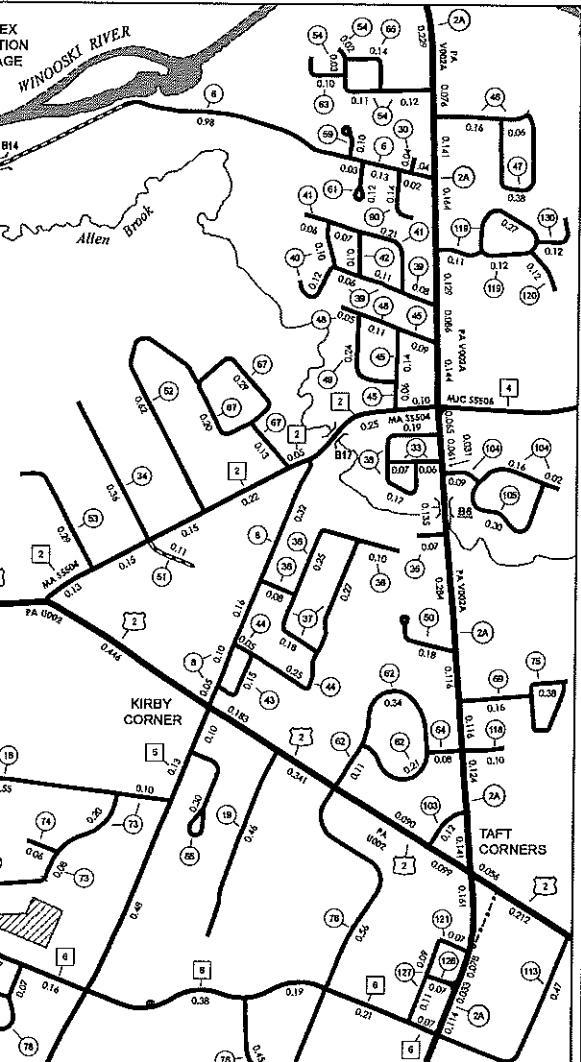
MILEAGE SUMMARY

CLASS 2		
TH-1	7,700	
TH-2	1,050	
TH-3	2,100	
TH-4	2,950	
TH-5	3,880	
TH-6	1,600	
TOTAL CLASS 2	19,280	
CLASS 3		
TOTAL CLASS 3	54.35	
TOTAL TOWN	73,630	
STATE HIGHWAY		
VT-2A	5,940	
VT-116	0,417	
TOTAL STATE HIGHWAY	6,357	
US HIGHWAY		
US-2	5,897	
TOTAL US HIGHWAY	5,897	
TOTAL STATE	12,254	
INTERSTATE		
I-89	5,459	
TOTAL INTERSTATE	5,459	
INTERSTATE - Ramps		
I-89	0,929	
TOTAL INTERSTATE - Ramps	0,929	
TOTAL INTERSTATE	6,388	

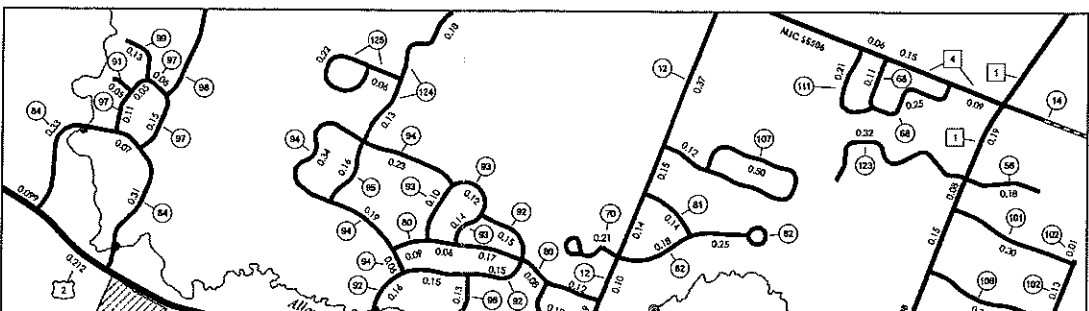
TOTAL, TRAVELED HIGHWAYS, FEB. 10, 2019: 92,272
 (Excludes Class 4 and Legal Trail Mileage)

MILES TO "20"	LEGAL TRAIL No.	LENGTH IN MILES
	1	0.80
	TOTAL	0.80

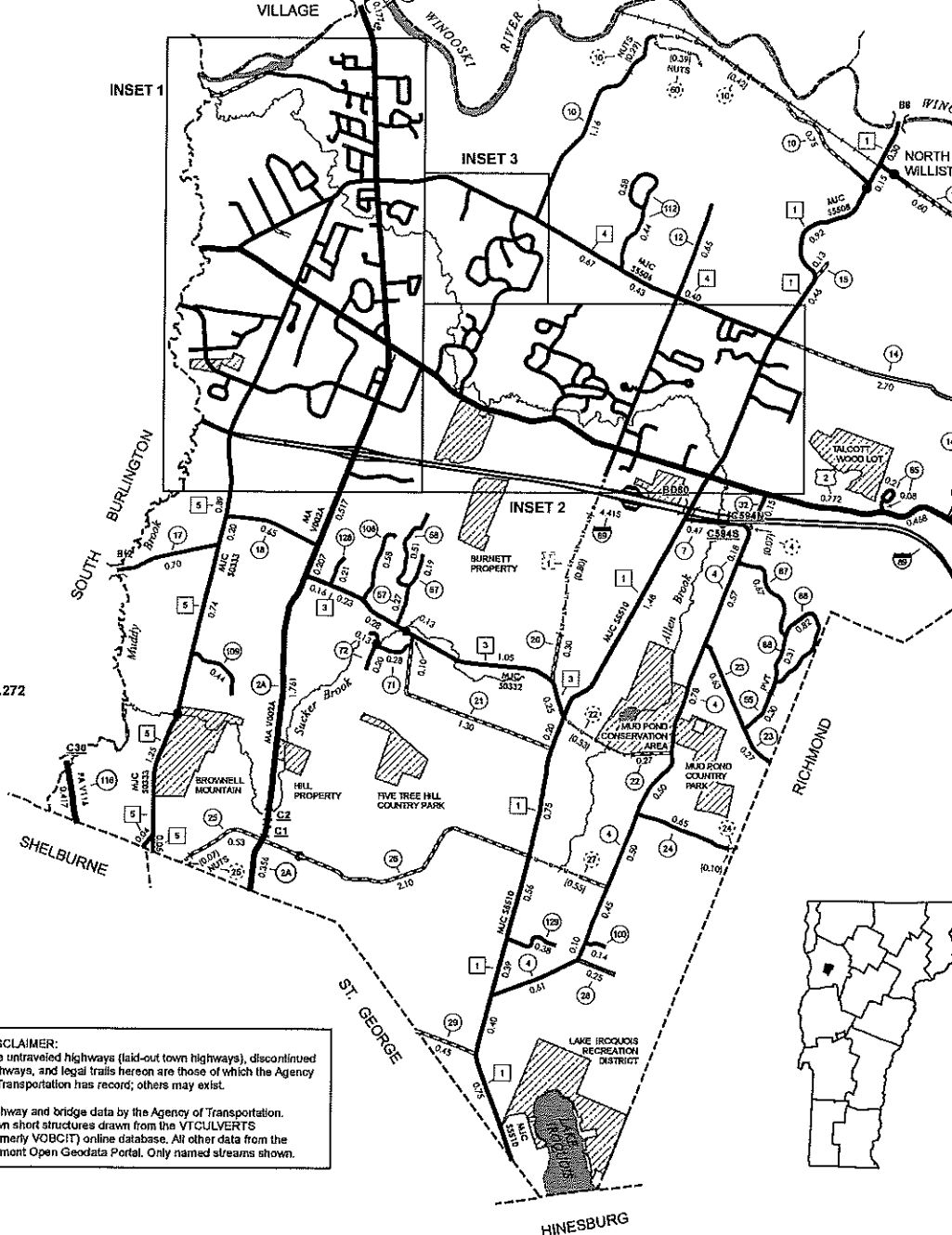
Highways listed but have been "hard" and are Highways



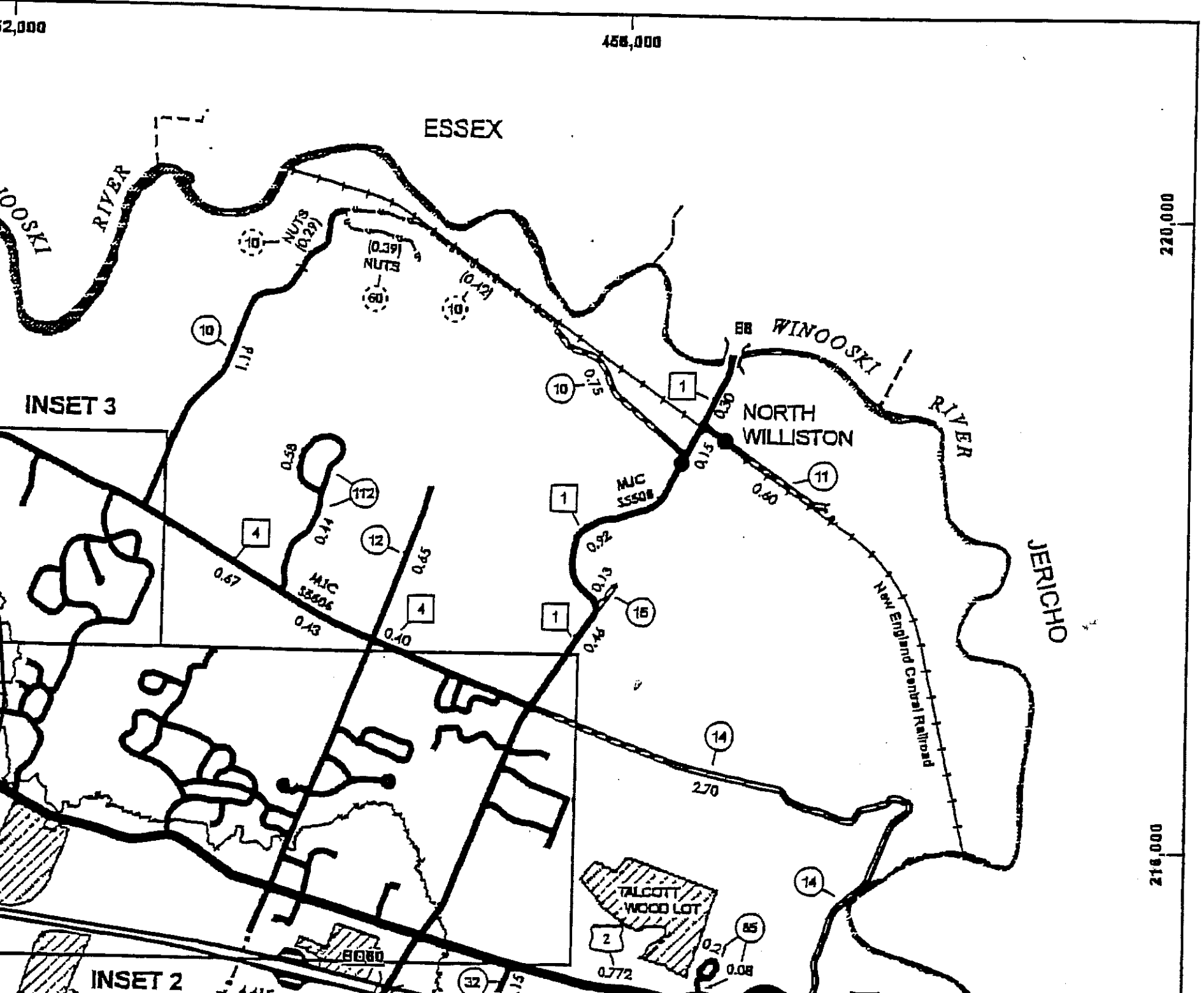
0 0.15 0.3 Miles



DISCLAIMER:
 The untraveled highways (laid-out town highways), discontinued highways, and legal trails hereon are those of which the Agency of Transportation has records; others may exist.
 Highway and bridge data by the Agency of Transportation. Town short structures drawn from the VTCULVERTS (formerly VOBCIT) online database. All other data from the Vermont Open Geodata Portal. Only named streams shown.



WILLISTON, CHITTENDEN COUNTY - 2019



**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only	
Certificate Year:	<u>2021</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>137</u>
Mileage:	<u>0.02</u>

Sarah Mason, Town Clerk of the Town of Williston, Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3 Highway in the Town of Williston was COMPLETED AND OPENED FOR PUBLIC TRAVEL on February 2, 2021.

WILLISTON, VT TOWN CLERK'S OFFICE
Received Feb 18, 2021 02:55P
Recorded in VOL: 17 PG: 533- 533
Of Williston Land Records
ATTEST: Sarah Mason, Town Clerk

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers)

Center St (See Attached)

and as shown on a Highway Map of the Town of Williston dated February 8, 2021, and filed in Book 17 on page 462-464 of the Records of the Town of Williston by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said Clerk.

Dated at Williston, County of Chittenden and State of Vermont, this 2nd day of February, A.D., 2021.

Signatures of Selectmen/Aldermen/Trustees and Manager/Mayor.

and the Manager/Mayor of the City/Town/Village of Williston.

WILLISTON, VERMONT February 18, 2021

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK TP17 ON PAGE 533 OF THE Town Proceedings RECORDS OF THE Town OF Williston ON THE 18 DAY OF February, 2021, AT 2:55 O'CLOCK, P.M.

ATTEST: Sarah Mason, CLERK OF Williston, VERMONT

Revision 12/2020

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only	
Certificate Year:	<u>2021</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>136</u>
Mileage:	<u>0.12</u>

Sarah Mason, Town Clerk of the Town of Williston, Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3 Highway in the Town of Williston was COMPLETED AND OPENED FOR PUBLIC TRAVEL on February 2, 2021.

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers)

WILLISTON, VT TOWN CLERK'S OFFICE
Received Feb 18, 2021 02:55P
Recorded in VOL# 17 PG# 534- 534
Of Williston Land Records
ATTEST: Sarah Mason, Town Clerk

Day Ln (See Attached)

and as shown on a Highway Map of the Town of Williston dated February 8, 2021, and filed in Book 17 on page 462-464 of the Records of the Town of Williston by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said Town Clerk.

Dated at Williston, County of Chittenden and State of Vermont, this 2nd day of February, A.D., 2021.

Signatures of Selectman/Alderman/Trustee and Manager/Mayor of Williston.

BOARD OF SELECTMEN, ALDERMAN, or TRUSTEES

and the Manager/Mayor of the City/Town/Village of Williston

WILLISTON, VERMONT February 18, 2021

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK TP 17 ON PAGE 534 OF THE TOWN PROCEEDINGS RECORDS OF THE Town of Williston ON THE 18 DAY OF February, 2021, AT 2:55 O'CLOCK, P.M.

ATTEST: Sarah Mason, CLERK OF Williston, VERMONT

Revision 12/2020

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only	
Certificate Year:	<u>2021</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>139</u>
Mileage:	<u>0.08</u>

Sarah Mason, Town Williston Clerk of the Town Williston of Williston, Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3 Highway in the Town of Williston was COMPLETED AND OPENED FOR PUBLIC TRAVEL on February 2, 2021.

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers)

WILLISTON, VT TOWN CLERK'S OFFICE
Received Feb 18, 2021 02:55P
Recorded in VOL: 17 PG: 535- 535
Of Williston Land Records
ATTEST: Sarah Mason, Town Clerk

Jake Way (See Attached)

and as shown on a Highway Map of the Town of Williston dated February 8, 2021, and filed in Book 17 on page 462-464 of the Records of the Town of Williston by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said Town Clerk.

Dated at Williston, County of Chittenden and State of Vermont, this 2nd day of February, A.D., 2021.

(Selectman/Alderman/Trustee Signature)
(Selectman/Alderman/Trustee Signature)
(Selectman/Alderman/Trustee Signature)
(Manager/Mayor Signature)

(Selectman/Alderman/Trustee Signature)
(Selectman/Alderman/Trustee Signature)
(Selectman/Alderman/Trustee Signature)

BOARD OF SELECTMEN, ALDERMAN, or TRUSTEES

and the Manager/Mayor of the City/Town/Village of Williston

WILLISTON, VERMONT

February 18, 2021

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK TP 17 ON PAGE 535 OF THE Town Proceedings RECORDS OF THE Town OF Williston ON THE 18 DAY OF February, 2021, AT 2:55 O'CLOCK, P.M.

ATTEST: Sarah Mason, CLERK OF Williston, VERMONT

Revision 12/2020

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only	
Certificate Year:	<u>2021</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>138</u>
Mileage:	<u>0.12</u>

Sarah Mason, Town Clerk of the Town of Williston, Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3 Highway in the Town of Williston was COMPLETED AND OPENED FOR PUBLIC TRAVEL on February 2, 2021.

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers)

MILLISTON, VT TOWN CLERK'S OFFICE
Received Feb 18, 2021 02:55P
Recorded in VOL# 17 PG# 536- 536
Of Williston Land Records
ATTEST: Sarah Mason, Town Clerk

Madison Drive (See Attached)

and as shown on a Highway Map of the Town of Williston dated February 8, 2021, and filed in Book 17 on page 462-464 of the Records of the Town of Williston by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said Town Clerk.

Dated at Williston, County of Chittenden and State of Vermont, this 2nd day of February, A.D., 2021.

(Signatures of Selectmen/Aldermen/Trustees and Manager/Mayor)

BOARD OF SELECTMEN, ALDERMAN, or TRUSTEES

and the Manager/Mayor of the City/Town/Village of Williston

WILLISTON, VERMONT February 18, 2021

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK TP 17 ON PAGE 536 OF THE Town Proceedings RECORDS OF THE Town OF Williston ON THE 18 DAY OF February, 2021, AT 2:55 O'CLOCK, P.M.

ATTEST: Sarah Mason, CLERK OF Williston, VERMONT

Revision 12/2020

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only	
Certificate Year:	<u>2021</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>118</u>
Mileage:	<u>+0.68</u>

Sarah Mason, Town Clerk of the Town of Williston, Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3 Highway in the Town of Williston was COMPLETED AND OPENED FOR PUBLIC TRAVEL on February 2, 2021.

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers)

WILLISTON, VT TOWN CLERK'S OFFICE
Received Feb 18, 2021 02:55P
Recorded in VOL: 17 PG: 537- 537
Of Williston Land Records
ATTEST: Sarah Mason, Town Clerk

Zephyr Road(see attached)

and as shown on a Highway Map of the Town of Williston dated February 8, 2021, and filed in Book 17 on page 462-464 of the Records of the Town of Williston by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said Town Clerk.

Dated at Williston, County of Chittenden and State of Vermont, this 2nd day of February, A.D., 2021.

(Selectman/Alderman/Trustee Signatures)
(Selectman/Alderman/Trustee Signatures)
(Selectman/Alderman/Trustee Signatures)
(Manager/Mayor Signature)

(Selectman/Alderman/Trustee Signatures)
(Selectman/Alderman/Trustee Signatures)
(Selectman/Alderman/Trustee Signatures)

BOARD OF SELECTMEN, ALDERMAN, or TRUSTEES

and the Manager/Mayor of the City/Town/Village of Williston

Williston, VERMONT

February 18, 2021

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 17 ON PAGE 537 OF THE TOWN PROCEEDINGS RECORDS OF THE Town OF Williston ON THE 18 DAY OF February 2021, AT 2:55 O'CLOCK, P.M.

ATTEST: Sarah Mason, CLERK OF Williston, VERMONT

Revision 12/2020

CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL

VTrans Use Only	
Certificate Year:	<u>2021</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>132</u>
Mileage:	<u>0.17</u>

Sarah Mason _____, Town _____ Clerk of the Town _____ of
(Clerk's Name) (City/Town/Village) (City/Town/Village)
Williston _____, Vermont.
(City/Town/Village Name)

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3
(1,2,3 or 4)
Highway in the Town _____ of Williston _____ was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name)
FOR PUBLIC TRAVEL on February 2, 2021
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers)

WILLISTON, VT TOWN CLERK'S OFFICE
Received Feb 18, 2021 02:55P
Recorded in VOL: 17 PG: 538- 538
Of Williston Land Records
ATTEST: Sarah Mason, Town Clerk

Seymour St (See Attached)

and as shown on a Highway Map of the Town _____ of Williston _____
(City/Town/Village) (City/Town/Village Name)
dated February 8, 2021, and filed in Book 17 on page 462-464 of the Records of
(Month - Day) (Year) (Book #) (Page #)
the Town _____ of Williston _____ by the Town _____ Clerk of said Town _____
(City/Town/Village) (City/Town/Village Name) (City/Town/Village) (City/Town/Village)
incorporated herein by reference and attested to on said map by said _____ Clerk.
(City/Town/Village)

Dated at Williston _____, County of Chittenden _____ and State of Vermont,
(City/Town/Village Name) (County Name)
this 2nd day of February, A.D., 2021.
(Date - Day) (Date - Month) (Date - Year)

BOARD
OF
SELECTMEN,
ALDERMAN,
or TRUSTEES

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Manager/Mayor Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

and the Manager/Mayor of the City/Town/Village of Williston _____
(City/Town/Village Name)

WILLISTON _____, VERMONT
(City/Town/Village Name)

February 18, 2021
(Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED
(1,2,3 or 4)
FOR PUBLIC TRAVEL, RECORDED IN BOOK TP 17 ON PAGE 538 OF THE Town Records RECORDS
(Book #) (Page #) (Land, Highway, etc.)
OF THE Town _____ OF Williston _____ ON THE 18 DAY OF February,
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)
2021, AT 2:55 O'CLOCK, P.M.
(Date - Year) (Time) (A or P)

ATTEST: Sarah Mason
(Clerk's Name)
Town _____ CLERK OF Williston _____, VERMONT
(City/Town/Village) (City/Town/Village Name)

Revision 12/2020

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only	
Certificate Year:	<u>2021</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>131</u>
Mileage:	<u>0.27</u>

Sarah Mason, Town Clerk of the Town of Williston, Vermont.

+0.26 mi CL3
Dunmore Ln
+0.01 mi
reassigned from
CL3 TH-75
Chelsea PI

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3 Highway in the Town of Williston was COMPLETED AND OPENED FOR PUBLIC TRAVEL on February 2, 2021.

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers)

WILLISTON, VT TOWN CLERK'S OFFICE
Received Feb 18, 2021 02:55P
Recorded in VOL: 17 PG: 539- 539
Of Williston Land Records
ATTEST: Sarah Mason, Town Clerk
VTrans Note
2021-03-11

Dunmore Ln (See Attached)

and as shown on a Highway Map of the Town of Williston dated February 8, 2021, and filed in Book 17 on page 475-479,480-484 of the Records of the Town of Williston by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said Town Clerk.

Dated at Williston, County of Chittenden and State of Vermont, this 2nd day of February, A.D., 2021.

(Selectman/Alderman/Trustee Signature)
(Selectman/Alderman/Trustee Signature)
(Selectman/Alderman/Trustee Signature)
(Manager/Mayor Signature)

(Selectman/Alderman/Trustee Signature)
(Selectman/Alderman/Trustee Signature)
(Selectman/Alderman/Trustee Signature)

BOARD
OF
SELECTMEN,
ALDERMAN,
or TRUSTEES

and the Manager/Mayor of the City/Town/Village of Williston.

WILLISTON, VERMONT February 18, 2021

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK TP17 ON PAGE 539 OF THE TOWN PROCEEDINGS RECORDS OF THE Town OF Williston ON THE 18 DAY OF February, 2021, AT 2:55 O'CLOCK, P.M.

ATTEST: Sarah Mason, CLERK OF Williston, VERMONT

Revision 12/2020

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only	
Certificate Year:	<u>2021</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>133</u>
Mileage:	<u>0.49</u>

Sarah Mason, Town Clerk of the Town of Williston, Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3 Highway in the Town of Williston was COMPLETED AND OPENED FOR PUBLIC TRAVEL on February 16, 2021.

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers)

WILLISTON, VT TOWN CLERK'S OFFICE
Received Feb 18, 2021 02:55P
Recorded in VOL: 17 PG: 540- 540
OF Williston Land Records
ATTEST: Sarah Mason, Town Clerk

Holland Lane (See Attached)

and as shown on a Highway Map of the Town of Williston dated February 8 and February 10, 2021, and filed in Book 17 on page 465,489,519 of the Records of the Town of Williston by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said Town Clerk.

Dated at Williston, County of Chittenden and State of Vermont, this 2nd day of February, A.D., 2021.

(Selectman/Alderman/Trustee Signature)
(Selectman/Alderman/Trustee Signature)
(Selectman/Alderman/Trustee Signature)
(Manager/Mayor Signature)

(Selectman/Alderman/Trustee Signature)
(Selectman/Alderman/Trustee Signature)
(Selectman/Alderman/Trustee Signature)

BOARD OF SELECTMEN, ALDERMAN, or TRUSTEES

and the Manager/Mayor of the City/Town/Village of Williston

WILLISTON, VERMONT February 18, 2021

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK TP17 ON PAGE 540 OF THE Town Proceedings RECORDS OF THE Town OF Williston ON THE 18 DAY OF February, 2021, AT 2:55 O'CLOCK, P.M.

ATTEST: Sarah Mason, CLERK OF Williston, VERMONT

Revision 12/2020

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only	
Certificate Year:	<u>2021</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>135</u>
Mileage:	<u>0.10</u>

Sarah Mason, Town Clerk of the Town of Williston, Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3 Highway in the Town of Williston was COMPLETED AND OPENED FOR PUBLIC TRAVEL on February 2, 2021.

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers)

WILLISTON, VT TOWN CLERK'S OFFICE
Received Feb 18, 2021 02:55P
Recorded in VOL: 17 PG: 541- 541
Of Williston Land Records
ATTEST: Sarah Mason, Town Clerk

Market St. (See attached)

and as shown on a Highway Map of the Town of Williston dated February 8, 2021, and filed in Book 17 on page 485-488 of the Records of the Town of Williston by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said Town Clerk.

Dated at Williston, County of Chittenden and State of Vermont, this 7th day of February, A.D., 2021.

Signatures of Selectman/Alderman/Trustee and Manager/Mayor of the City/Town/Village of Williston.

BOARD OF SELECTMEN, ALDERMAN, or TRUSTEES

and the Manager/Mayor of the City/Town/Village of Williston.

WILLISTON, VERMONT February 18, 2021

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 1817 ON PAGE 541 OF THE TOWN PROCEEDINGS RECORDS OF THE Town OF Williston ON THE 18 DAY OF February, 2021, AT 2:55 O'CLOCK, P.M.

ATTEST: Sarah Mason, CLERK OF Williston, VERMONT

Revision 12/2020

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only	
Certificate Year:	<u>2021</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>132</u>
Mileage:	<u>*</u>

Sarah Mason, Town Clerk of the Town of Williston, Vermont.

* see total mileage recorded with the opening certificate at Vol 17 pg 538

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3 Highway in the Town of Williston was COMPLETED AND OPENED FOR PUBLIC TRAVEL on February 2, 2021.

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers)

WILLISTON, VT TOWN CLERK'S OFFICE
Received Feb 18, 2021 02:55P
Recorded in VOL: 17 PG: 542- 542
Of Williston Land Records
ATTEST: Sarah Mason, Town Clerk

Seymour St (See Attached)

and as shown on a Highway Map of the Town of Williston dated February 8, 2021, and filed in Book 17 on page 475-479 of the Records of the Town of Williston by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said Town Clerk.

Dated at Williston, County of Chittenden and State of Vermont, this 2nd day of February, A.D., 2021.

BOARD OF SELECTMEN, ALDERMAN, or TRUSTEES

(Signatures of Selectmen/Alderman/Trustees and Manager/Mayor)

(Signatures of Board Members)

and the Manager/Mayor of the City/Town/Village of Williston.

WILLISTON, VERMONT

February 18, 2021

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK TP 17 ON PAGE 542 OF THE TOWN MEETINGS RECORDS OF THE Town OF Williston ON THE 18 DAY OF February, 2021, AT 2:55 O'CLOCK, P.M.

ATTEST: Sarah Mason, CLERK OF Williston, VERMONT

Revision 12/2020

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only
Certificate Year: 2021
Highway Class: 3
Town Highway #: 134
Mileage: 0.07

Sarah Mason, Town Clerk of the Town of Williston, Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3 Highway in the Town of Williston was COMPLETED AND OPENED FOR PUBLIC TRAVEL on February 2, 2021.

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers)

WILLISTON, VT TOWN CLERK'S OFFICE
Received Feb 18, 2021 02:55P
Recorded in VOL: 17 PG: 543- 543
Of Williston Land Records
ATTEST: Sarah Mason, Town Clerk

Stillwater Ln (See Attached)

and as shown on a Highway Map of the Town of Williston dated February 8, 2021, and filed in Book 17 on page 465-469 of the Records of the Town of Williston by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said Town Clerk.

Dated at Williston, County of Chittenden and State of Vermont, this 2nd day of February, A.D., 2021.

Signatures of Selectmen/Aldermen/Trustees and Manager/Mayor.

Signatures of Board of Selectmen, Alderman, or Trustees.

and the Manager/Mayor of the City/Town/Village of Williston

WILLISTON, VERMONT February 18, 2021

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK TP17 ON PAGE 543 OF THE Town Proceedings RECORDS OF THE Town of Williston ON THE 18 DAY OF February, 2021, AT 2:55 O'CLOCK, P.M.

ATTEST: Sarah Mason, CLERK OF Williston, VERMONT

Revision 12/2020

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

Sarah Mason, Town Clerk of the Town of Williston, Vermont.

VTTrans Use Only
Certificate Year: 2021
Highway Class: 3
Town Highway #: 118
Mileage: *

* see total mileage recorded with the opening certificate at Vol 17 pg 537

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3 Highway in the Town of Williston was COMPLETED AND OPENED FOR PUBLIC TRAVEL on February 2, 2021

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers)

WILLISTON, VT TOWN CLERK'S OFFICE
Received Feb 18, 2021 02:55P
Recorded in VOL# 17 PG# 544- 544
Of Williston Land Records
ATTEST: Sarah Mason, Town Clerk

Zephyr Road (see attached)

and as shown on a Highway Map of the Town of Williston dated February 8, 2021, and filed in Book 17 on page 465-469, 470-474 of the Records of the Town of Williston by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said Town Clerk.

Dated at Williston, County of Chittenden and State of Vermont, this 2nd day of February, A.D., 2021.

(Selectman/Alderman/Trustee Signature)
(Selectman/Alderman/Trustee Signature)
(Selectman/Alderman/Trustee Signature)
(Manager/Mayor Signature)

(Selectman/Alderman/Trustee Signature)
(Selectman/Alderman/Trustee Signature)
(Selectman/Alderman/Trustee Signature)

BOARD OF SELECTMEN, ALDERMAN, or TRUSTEES

and the Manager/Mayor of the City/Town/Village of Williston.

Williston, VERMONT

February 18, 2021

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK TP17 ON PAGE 544 OF THE Town Records OF THE Town of Williston ON THE 18 DAY OF February, 2021, AT 2:55 O'CLOCK, P.M.

ATTEST: Sarah Mason, CLERK OF Williston, VERMONT

Revision 12/2020

WILLISTON VT TOWN CLERK'S OFFICE
Received Feb 08, 2021 09:05A
Recorded in VOL: 17 PG: 462- 464
Of Williston Land Records
ATTEST: Sarah Mason, Town Clerk

WARRANTY DEED

(PTR) Return No. 21-241
32 V.S.A. Chap 231

KNOW ALL PERSONS BY THESE PRESENTS, that **VILLAGE ASSOCIATES, LLC**, a Vermont limited liability company with a place of business in Burlington, County of Chittenden and State of Vermont ("Grantor"), in consideration of the sum of Ten and More Dollars paid to its full satisfaction by the **TOWN OF WILLISTON**, a Vermont municipality in the County of Chittenden and State of Vermont ("Grantee"), by these presents, does freely **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said Grantee, the **TOWN OF WILLISTON**, and its successors and assigns forever, certain strips of land in the Town of Williston, County of Chittenden and State of Vermont (hereinafter the "Premises"), described as follows, viz:

Being parcels of land for roadway purposes and all improvements therein or thereon, consisting of sixty foot (60') wide strips of land depicted as "Zephyr Road," "Day Lane," "Seymour Street," "Center Street," "Madison Drive" and "Jake Way" on a plat entitled: "Boundary Retracement & Subdivision Survey Plat Showing Lands of Village Associates, LLC, Route 2A (Essex Road), Williston, Vermont," prepared by Button Professional Land Surveyors, PC, dated February 9, 2006, last revised December 29, 2006 and recorded in Map Slide 718A of the Town of Williston Land Records (the "Plat") and a site plan entitled: "The Hamlet, Overall Site Plan and Site Plan A-Site Plan D, Williston, Vermont," prepared by Llewellyn-Howley Inc., dated January 3, 2003 and December 12, 2002, last revised December 18, 2006 and recorded in Map Slides ____ of the Town of Williston Land Records (the "Plans").

Also included herein is an easement for the operation, use, maintenance, inspection, testing, repair and replacement of all stormwater catch basins, swales, ditches, drainage lines, pipes extending from said roadway to the private stormwater drainage system serving Grantor's subdivision including, without limitation, the stormwater easement depicted as "20' Wide Stormwater Easement to Town of Williston" on the Plat and Plans and a general easement for ingress and egress over the roadways, driveways and undeveloped portions of Grantor's lands to provide access to the stormwater pond as depicted on the Plat and Plans.

Grantor reserves for itself and its successors and assigns, an easement for all footing drain lines and the Private Portions of the Stormwater System located within or crossing the roadway area, which pipes and lines shall remain the property of Grantor and will be conveyed to the Hamlet Condominium Owner's Association, and/or applicable lot owners or sub-associations until accepted by Grantee as public improvements, if ever, subject to the terms of a certain Private Sewer Footing Drain Maintenance Agreement between Grantor and Grantee dated of or about even date herewith and to be recorded in the Town of Williston Land Records.

The Premises are conveyed to Grantee for use for municipal roadway purposes. This Deed shall act as a bill of sale and does hereby convey all improvements located on, over and under the Premises, including but not limited to all roadway improvements, water mains and/or lines, sewer lines and force mains, stormwater pipes, catch basins, and appurtenances depicted on the Plat or Plans; provided, however, that Grantor reserves for itself and its successors and assigns, an easement for the stormwater lines and private sewer or water service lines and footing drain lines located within or crossing the roadway area, which pipes and lines shall remain the property of Grantor and will be conveyed to The Hamlet Condominium Owners' Association, Inc. until accepted by Grantee as public improvements, if ever. Grantor, and its successors and assigns, shall return any land disturbed by the exercise of such easement to the condition which existed prior to such disturbance as soon

as reasonably practical thereafter. Reference is made to the Plat and Plans which depict said lines in various locations crossing said roadway or within the roadway right of way.

By acceptance and recording of this Warranty Deed, Grantee acknowledges that it has received the necessary "as-built" certifications and test results, and has performed the investigations it deems necessary to accept the above-mentioned improvements in their "as is - where is" condition.

The Premises are a portion of the land and premises conveyed to Grantor by Warranty Deed of Zebeau, LLC dated September 10, 2002 and recorded in Volume 334 at Page 685 of the Town of Williston Land Records.

The Premises are conveyed subject to: (a) all easements and rights of way depicted on the Plat or Plans, and as of record, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §601-611, both inclusive; (b) all easements described in the above-referenced Warranty Deed from Zebeau to Grantor; and (c) the terms and conditions of the following permits: (i) Town of Williston Development Review Board Approval dated January 23, 2007; (ii) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-2723 issued March 2, 2007 and recorded in Volume 414 at Pages 521-523 of the Town of Williston Land Records; (iii) State of Vermont Land Use Permit No. 4C1019-2 issued _____, 2007 and recorded in Volume _____ at Pages _____ of the Town of Williston Land Records; (iv) Stormwater Discharge Permit No. 4449-9015 Under General Permit No. 3-9015 issued on March 15, 2007 and recorded in Volume 414 at Page 790 of the Town of Williston Land Records; (vii) Construction General Permit NOI No. 3-9020 (Notice of Intent No. 4449-9020) issued on October 18, 2006; and (viii) Public Water System Permit to Construct No. EJ06-0282, WSID #5098 issued on February 26, 2007. Grantor represents and warrants that none of the aforesaid restrictions unreasonably interferes with the property rights conveyed to Grantee herein.

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

TO HAVE AND TO HOLD the Premises, with all the privileges and appurtenances thereto, to Grantee, **TOWN OF WILLISTON**, and its successors and assigns, to its own use and behoof forever; and Grantor, **VILLAGE ASSOCIATES, LLC**, for itself and its successors and assigns, does covenant with Grantee, and its successors and assigns, that until the ensembling of these presents, Grantor is the sole owner of the Property, and has good right and title to convey the same in the manner aforesaid, that the Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and it hereby engages to **WARRANT and DEFEND** the same against all lawful claims whatever, except as aforementioned.

IN WITNESS WHEREOF, **VILLAGE ASSOCIATES, LLC**, as evidenced by the signature of its Duly Authorized Agent, does hereby execute this Warranty Deed as of the 17 day of April, 2007.

IN PRESENCE OF:

VILLAGE ASSOCIATES, LLC

Jodie Aris
Witness

By: [Signature]
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 18 day of April, 2007, personally appeared P. George Grabowski
and Duly Authorized Agent of **VILLAGE ASSOCIATES, LLC**, to me known to be the person who
executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act
and deed and the free act and deed of **VILLAGE ASSOCIATES, LLC**.

Before me, Jodie Antie
Notary Public
Notary commission issued in Chittenden County
My commission expires: 2/10/11

TD BANKNORTH, N.A. (the "Mortgagee") executes this Warranty Deed for the purpose of
releasing the Premises from the operation of its Commercial Mortgage, Security Agreement and Assignment
of Leases and Rents from Village Associates, LLC to TD Banknorth, N.A. dated January 9, 2007 and
recorded in Volume 442 at Page 950 of the Town of Williston Land Records (the "Commercial Mortgage").

Mortgagee intends to release, remise and quitclaim only the above-described Premises from the
operation of the aforementioned Commercial Mortgage. In all other respects, said Commercial Mortgage
shall remain in full force and effect.

IN WITNESS WHEREOF, **TD BANKNORTH, N.A.**, as evidenced by the signature of its Duly
Authorized Agent, does hereby execute this document this 18th day of April, 2007.

TD BANKNORTH, N.A.
By: [Signature]
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 18th day of April, 2007, personally appeared William D. Williams
Duly Authorized Agent of **TD BANKNORTH, N.A.**, to me known to be the person who executed the
foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and
deed and the free act and deed of **TD BANKNORTH, N.A.**

Before me, Wyatt C. Puffer
Notary Public
Notary commission issued in Chittenden County
My commission expires: 2/10/11

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
VILLAGE ASSOCIATES, LLC	c/o MILOT REAL ESTATE	
	76 St. Paul Street, Burlington, VT 05401	
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
TOWN OF WILLISTON	7900 Williston Road	
	Williston, VT 05495	
C PROPERTY LOCATION (Address in full)	D DATE OF CLOSING	
60' Roadways, The Hamlet Condominium, Williston, VT		

E INTEREST IN PROPERTY

1. FEE SIMPLE 3. UNDIVIDED 1/2 INTEREST 5. TIME-SHARE 7. EASEMENT/ROW
 2. LIFE ESTATE 4. UNDIVIDED _____ % INTEREST 6. LEASE 8. OTHER _____

F LAND SIZE (Acres or fraction thereof)
N/A - Roadways

G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED NO YES
 WAS SALE BETWEEN FAMILY MEMBERS NO YES STATE RELATIONSHIP _____
 FINANCING: CONVENTIONAL/BANK OWNER FINANCING OTHER _____

H BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY).

1. NONE 5. FARM BUILDINGS 9. STORE
 2. FACTORY 6. MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED 10. OTHER Roads _____ DESCRIBE _____
 3. SINGLE FAMILY DWELLING 7. MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____
 4. CAMP/VACATION HOME 8. CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED

CHECK WHETHER THE BUILDINGS WERE EVER OCCUPIED RENTED WILL BE RENTED AFTER SALE

I PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1. PRIMARY RESIDENCE 3. CAMP/VACATION 5. OPERATING FARM 7. COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
 2. OPEN LAND 4. TIMBERLAND 6. GOVERNMENT USE 8. OTHER Roads _____ DESCRIBE _____

J PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. PRIMARY RESIDENCE 3. CAMP/VACATION 5. OPERATING FARM 7. COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
 2. OPEN LAND 4. TIMBERLAND 6. GOVERNMENT USE 8. OTHER Roads _____ DESCRIBE _____

WAS PROPERTY PURCHASED BY TENANT NO YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY NO YES

K CURRENT USE VALUE PROGRAM IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER OF 124 OF 32 V.S.A. YES NO

L IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.
2 - Transfer to municipality

M TOTAL PRICE PAID \$0.00 **N** PRICE PAID FOR PERSONAL PROPERTY \$ _____ **O** PRICE PAID FOR REAL PROPERTY \$0.00

STATE TYPE OF PERSONAL PROPERTY _____
 IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: _____

PROPERTY TRANSFER TAX MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ 0.00

Q DATE SELLER ACQUIRED 9/10/02

R IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET 2 (CONTINUED ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY <u>Williston</u>	ACKNOWLEDGEMENT	TOWN NUMBER
DATE OF RECORD <u>February 8, 2021</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.	
BOOK NUMBER <u>1717</u> PAGE NO. <u>4162-4164</u>	SIGNED <u>Juhuy</u> ASST. CLERK	<u>21-241</u>
LISTED VALUE \$ _____ GRAND LIST YEAR OF <u>2020/2021</u>	DATE <u>2/8/2021</u>	
PARCEL ID NO. <u>08-102-006-000</u>		
GRAND LIST CATEGORY <u>15</u> SPAN <u>759-241-13522</u>		

RATE SCHEDULE

1. Tax on Special Rate Property:		
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a. \$	_____
b. Value of property enrolled in current use program	b. \$	_____
c. Value of qualified working farm	c. \$	_____
d. Add Lines 1a, b and c	d. \$	0.00
e. Tax rate	e.	0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e	f. \$	0.00
2. Tax on General Rate Property:		
a. Enter amount from Line O on front of return	2. a. \$	_____
b. Enter amount from Line 1d of Rate Schedule above	b. \$	0.00
c. Subtract Line 2b from Line 2a	c. \$	0.00
d. Tax rate	d. \$	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d	e. \$	0.00
3. Total Tax Due:		
Add Lines 1f and 2e and enter here and on Line P on front of return	3. \$	0.00

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
 - 1. This property is the subject of Permit No. WW-4-2723 and is in compliance with said permit, or
 - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
 - a. Parcel to be sold: Exemption Number _____
 - b. Parcel retained: Exemption Number _____

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:
 - 1. This property is the subject of Act 250 Permit No. Pending and is in compliance with said permit, or
 - 2. This property is exempt from Act 250 because: (list exemption number from Line D in instructions) _____
- E. That this transfer ~~does~~/does not (strike one) result in a partition or subdivision of land. Note: if it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

WITHHOLDING CERTIFICATION

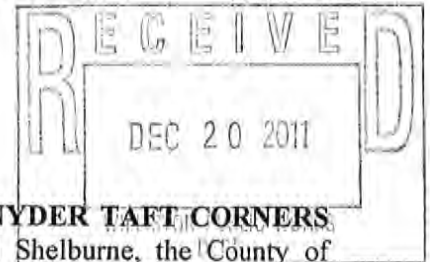
- Buyer(s) certifies that Vermont Income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from Income tax withholding for the following reasons (check one):
- 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate no. _____ from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See Instructions for Form RW-171.)
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
VILLAGE ASSOCIATES, LLC		TOWN OF WILLISTON	
By:	4-17-07	By:	
Duly Authorized Agent		Duly Authorized Agent	

Preparer's Signature Prepared by Gravel and Shea

Preparer's Address P. O. Box 369, Burlington, VT 05402-0369 Buyer's Representative _____ Tel. _____
(Print or Type)



(PTR) Return No. 21-242
32 V.S.A. Chap 231

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **THE SNYDER TAFT CORNERS LLC**, a Vermont limited liability company, with a place of business in Shelburne, the County of Chittenden and State of Vermont (the "**Grantor**"), in consideration of Ten and More Dollars paid to its full satisfaction by the **TOWN OF WILLISTON**, a Vermont municipality in the County of Chittenden and State of Vermont (the "**Grantee**"), by these presents does freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** unto the Grantee, **TOWN OF WILLISTON**, its successors and assigns forever, a parcel of land located in the Town of Williston in the County of Chittenden and State of Vermont (the "**Premises**") described as follows, viz:

Being the **Phase I Roadways** at Finney Crossing consisting of parcels of land for roadway purposes and all improvements therein or thereon depicted on a plat entitled: "Finney Crossing, Subdivision Plat (South, Central, North and Footprint Lots), 5987 Williston Road, Williston, Vermont," Sheets 1 of 4 through 4 of 4, prepared by Lamoureux & Dickinson Consulting Engineers, Inc., dated November 30, 2005 (Sheets 1-3) and June 27, 2008 (Sheet 4), last revised June 27, 2007 (Sheet 1) and July 6, 2007 (Sheets 2 and 3) and recorded as Map Slides 763B, 764A, 764B and 765A, respectively, of the Town of Williston Land Records (the "**Plat**"), and on a 32 page set of plans entitled: "Finney Crossing, A Planned Unit Development, U.S. Route 2, Williston, Vermont, Revised Final Plan Set," prepared by Lamoureux & Dickinson Consulting Engineers, Inc., dated November 30, 2005, last revised June 4, 2007 (the "**Plans**"). The Plat is included as Sheets 24-26A of the Plans. The Phase I Roadways consist of the following roadways shown on the Plat:

1. The first phase of **Zephyr Road** which includes the initial angled entry way and one hundred foot (100') wide right of way for Zephyr Road extending from U.S. Route 2 to the intersection of Market Street and the additional sixty-nine foot (69') wide portion of Zephyr Road extending from Market Street, past the intersection with Stillwater Lane and extending to the intersection with Dunmore Lane at the line marked as "Limits of Phase I and Phase II" on Sheets 1 and 2 of the Plat.
2. All of **Stillwater Lane** consisting of the sixty-four (64') wide strip of land extending from the intersection of Zephyr Road to Holland Lane as depicted on Sheet 1 of the Plat.
3. The entire public portion of **Holland Lane** consisting of the sixty foot (60') wide strip of land extending from the intersection of Stillwater Lane to the intersection with Seymour Street and the line depicted as "Limits of Phase-I and Phase-III" on Sheet 1 of the Plat.

Also included herein is an easement for the operation, use, maintenance, inspection, testing, repair and replacement of all stormwater catch basins, swales, ditches, drainage lines, pipes extending from said roadways to the private stormwater drainage system serving Grantor's subdivision including, without limitation, the stormwater and utility easements depicted as "Proposed 50' Wide Utility Easement and Right of Way to the Town of Williston" and "Proposed 20' Wide Utility Easement to Town of Williston" on the Plat and a general easement for ingress and egress over the roadways, driveways and undeveloped portions of Grantor's lands to provide access to the stormwater ponds as depicted on the Plat. Also including easements for the above-described purposes over the private portion of Holland Lane depicted as "Proposed 60' Wide Utility Easement to the Town of Williston" on the Plat, and over Kettlepond Lane (a private roadway) depicted as "Proposed 50' Wide Utility Easement to the Town of Williston - Kettle Pond Lane" on Sheet 1 of the Plat.

Grantor reserves for itself and its successors and assigns, an easement for all footing drain lines and the Private Portions of the Stormwater System located within or crossing the roadway areas, which pipes and lines shall remain the property of Grantor and will be conveyed to the Finney Crossing Residential Master Association, Inc., the Finney Crossing Commercial Master Association, Inc. and/or applicable lot owners or sub-associations until accepted by Grantee as public improvements, if ever, subject to the terms of a certain Private Footing Drain Maintenance Agreement between Grantor and Grantee dated of or about even date herewith and to be recorded in the Town of Williston Land Records.

The Premises are conveyed to Grantee for use for municipal roadway purposes. This Deed shall act as a bill of sale and does hereby convey all improvements located on, over and under the Premises, including but not limited to all roadway improvements, water mains and/or lines, sewer lines and force mains, stormwater pipes, catch basins, and appurtenances depicted on the Plat or Plans; provided, however, that Grantor reserves for itself and its successors and assigns, an easement for the stormwater lines and private sewer or water service lines and footing drain lines located within or crossing the roadway areas, which pipes and lines shall remain the property of Grantor and will be conveyed to the Finney Crossing Residential Master Association, Inc. or the Finney Crossing Commercial Master Association, Inc., until accepted by Grantee as public improvements, if ever. Grantor, and its successors and assigns, shall return any land disturbed by the exercise of such easement to the condition which existed prior to such disturbance as soon as reasonably practical thereafter. Reference is made to the Plans which depict said lines in various locations crossing said roadways or within the roadway right of way.

By acceptance and recording of this Warranty Deed, Grantee acknowledges that it has received the necessary "as-built" certifications and test results, and has performed the investigations it deems necessary to accept the above-mentioned improvements in their "as is - where is" condition.

A portion of the area of Zephyr Road between U.S. Route 2 and Market Place is subject to a prior easement for ingress and egress conveyed to the Town of Williston by Easement Deed of Stephen E. Gianarelli and Jean G. Pecor dated August 20, 1996 and recorded in Volume 108 at Page 96 of the Town of Williston Land Records. This easement was conveyed in connection with a prior congregate elder housing project that was shown on a prior plat entitled: "Final Plat, Congregate Elder Housing, Property of Stephen E. Gianarelli and Jean G. Pecor," prepared by Civil Engineering Associates, Inc. dated June 13, 1991, last revised December, 1991 and recorded as Map Slide 321A of the Town of Williston Land Records. The congregate elder housing project was never built and, therefore, the Town hereby agrees that by accepting this Deed, the above-described easement shall be and become null and void.

The Premises are a portion of the land and premises conveyed to Grantor by Warranty Deed of Jean G. Pecor and RCP Realty, LLC dated December 15, 2011 and recorded in Volume ____ at Page _____ of the Town of Williston Land Records.

The Premises are conveyed subject to and with the benefit of: (a) all easements and rights of way depicted on the Plat and Plans and as of record, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §§ 601-611, both inclusive; (b) the terms and conditions of the following permits: (i) Town of Williston Development Review Board Approval No. DP 09-01 dated September 9, 2008, as amended by Approval No. SUB 04-01/DP 09-01 dated August 23, 2011; (ii) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-2 dated December 8, 2008 and recorded in Volume 476 at Page

207 of the Town of Williston Land Records; (iii) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-3 dated October 4, 2011 and recorded in Volume 476 at Page 210 of the Town of Williston Land Records; (iv) State of Vermont Land Use Permit No. 4C0887-1R issued December 16, 2009 and recorded in Volume 451 at Page 27 of the Town of Williston Land Records, as amended by State of Vermont Land Use Permit No. 4C0887-1R-A dated October 19, 2011 and recorded in Volume 474 at Page 696 of the Town of Williston Land Records; (v) Authorization to Discharge (Stormwater) Under General Permit No. 3-9015, No. 5064-INDS issued on November 15, 2007, a Notice of Issuance of Stormwater Discharge Permit being recorded in Volume 422 at Page 737 of the Town of Williston Land Records; (vi) Construction General Permit NOI# 5064-9020 issued on July 24, 2007, as amended by Authorization of Notice of Intent #5064-9020.1 dated October 24, 2011; (vii) Public Water System Permit to Construct No. C-1954-07.01, WSID #5098, PIN #EJ07-0077 issued on December 6, 2011; and (viii) Authorization under Vermont General Permit issued by the Department of the Army, Corps of Engineers dated May 20, 2008. Grantor represents and warrants that none of the aforesaid restrictions unreasonably interfere with the property rights conveyed to Grantee herein.

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

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to the Grantee, **TOWN OF WILLISTON**, and its successors and assigns, to their own use and behoof forever; and Grantor, for itself and its successors and assigns, does covenant with Grantee, and its successors and assigns, that until the ensembling of these presents, Grantor is the sole owner of the Premises, and has good right and title to convey the same in the manner aforesaid, that the said Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and it hereby engages to **WARRANT and DEFEND** the same against all lawful claims whatever, except as aforementioned.

IN WITNESS WHEREOF, **THE SNYDER TAFT CORNERS LLC**, has set its hand and seal by its Duly Authorized Agent this 15th day of December, 2011.

THE SNYDER TAFT CORNERS LLC

By: [Signature]
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 15th day of December, 2011 personally appeared Christopher R. Snyder, Duly Authorized Agent of **THE SNYDER TAFT CORNERS LLC**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of **THE SNYDER TAFT CORNERS LLC**.

Before me, [Signature]
Notary Public
Print name: R. Rishbaum
Notary commission issued in Chittenden County
My commission expires: 2/10/15

New England Federal Credit Union joins in the execution of this Warranty Deed to release the Premises from the operation of the Mortgage Deed granted to it by The Snyder Taft Corners LLC dated December 16, 2011 and recorded in Volume ___ at Page ___ of the Town of Williston Land Records.

Dated at Williston, Vermont this 16th day of December, 2011.

NEW ENGLAND FEDERAL CREDIT UNION

By: Robert B. Wheeler
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 16th day of December, 2011 personally appeared Rob Wheeler, Duly Authorized Agent of **NEW ENGLAND FEDERAL CREDIT UNION**, to me known to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of the **NEW ENGLAND FEDERAL CREDIT UNION**.

Before me, [Signature]
Notary Public
Print name: R. [Signature]

Notary commission issued in Chittenden County
My commission expires: 2/10/15

Jean G. Pecor and RCP Realty, LLC join in the execution of this Warranty Deed to release the Premises from the operation of the Mortgage Deed granted to them by The Snyder Taft Corners LLC dated December 15, 2011 and recorded in Volume ___ at Page ___ of the Town of Williston Land Records.

Dated at Burlington, Vermont this 15th day of December, 2011.

Ray Pecor Jr
Jean G. Pecor by Raymond C. Pecor, Jr.,
Attorney-in-Fact under Power of Attorney

RCP REALTY, LLC

By: Ray Pecor Jr
Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

On this 15th day of December, 2011, personally appeared **RAYMOND C. PECOR, JR.**, Attorney-in-Fact under Power of Attorney for **JEAN G. PECOR**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed individually and as Attorney-in-Fact for **JEAN G. PECOR**.

Before me, Diane M. McCarthy
Notary Public

Print name: DIANE M. MCCARTHY

Notary commission issued in Chittenden County
My commission expires: 2/10/15

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 15th day of December, 2011, personally appeared Raymond C. Pecor, Jr., Duly Authorized Agent of **RCP REALTY, LLC**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of **RCP REALTY, LLC**.

Before me, Diane M. McCarthy
Notary Public

Print name: DIANE M. MCCARTHY

Notary commission issued in Chittenden County
My commission expires: 2/10/15

VERMONT

Property Transfer Tax Return

Form PT-172



* 0 8 1 7 2 1 1 0 1 *

A. SELLER'S (TRANSFEROR'S) INFORMATION

BLACK OUT ON TOWN COPY ONLY	Entity SELLER #1 Federal ID number	Individual SELLER #1 Social Security Number	Individual SELLER #2 Social Security Number
	[REDACTED]	9 V.S.A. § 2440 (d)	

Entity SELLER #1 Name

THE SNYDER TAFT CORNERS LLC

Individual SELLER #1 Last Name

First Name

Initial

Entity SELLER #1 or Individual SELLER #1 Mailing Address Following Transfer (Number and Street or Road Name)

4076 SHELBURNE ROAD, SUITE 6

City or Town

State

Zip Code

SHELBURNE

VT

05482

Individual SELLER #2 Last Name

First Name

Initial

Individual SELLER #2 Mailing Address Following Transfer (Number and Street or Road Name)

City or Town

State

Zip Code

TOTAL number of SELLERS 1 If more than 2, attach Form 172-S.

B. BUYER'S (TRANSFeree'S) INFORMATION INTERNATIONAL address checkbox

BLACK OUT ON TOWN COPY ONLY	Entity BUYER #1 Federal ID number	Individual BUYER #1 Social Security Number	Individual BUYER #2 Social Security Number

Entity BUYER #1 Name

TOWN OF WILLISTON

Individual BUYER #1 Last Name

First Name

Initial

Entity BUYER #1 or Individual BUYER #1 Mailing Address Following Transfer (Number and Street or Road Name)

7900 WILLISTON ROAD

City or Town

State

Zip Code

WILLISTON

VT

05495

Individual BUYER #2 Last Name

First Name

Initial

Individual BUYER #2 Mailing Address Following Transfer (Number and Street or Road Name)

City or Town

State

Zip Code

TOTAL number of BUYERS 1 If more than 2, attach Form 172-B.

Buyer #1 or Entity TOWN OF WILLISTON
 SSN or FID _____
 Property Location PHASE I ROADWAYS AT FINNEY CROSSING,
 Date of Closing _____



* 0 8 1 7 2 1 3 0 1 *

RATE SCHEDULE

Tax on Special Rate Property

- 1. Value of purchaser's principal residence. **Also enter on Line P.** (See instructions) 1. _____
- 2. Value of property enrolled in current use program. **Also enter on Line Q.** 2. _____
- 3. Value of qualified working farm. **Also enter on Line R.** 3. _____
- 4. Add Lines 1, 2, and 3 4. _____
- 5. Tax rate 5. 0.005
- 6. Tax due on Special Rate Property (Multiply Line 4 by Line 5) 6. _____

Tax on General Rate Property

- 7. Enter amount from Line O on page 2 of this form 7. _____
- 8. Enter amount from Line 4 above 8. _____
- 9. Subtract Line 8 from Line 7 9. _____
- 10. Tax rate 10. 0.0125
- 11. Tax due on General Rate Property (Multiply Line 9 by Line 10) 11. _____

TOTAL TAX DUE

- 12. Add Line 6 and Line 11. Enter here and on Line S on page 2 of this form. 12. _____

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under 10 V.S.A. Chapter 64 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
 AS AMENDED
 1. This property is the subject of Permit Number WW-4-0415 and is in compliance with said permit, or
 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
 a. Parcel to be sold: Exemption Number _____
 b. Parcel retained: Exemption Number _____

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
 AS AMENDED
 1. This property is the subject of Act 250 Permit Number 4C0887 and is in compliance with said permit, or
 2. This property is exempt from Act 250 because (list exemption number from Line D in instructions): _____
- E. That this transfer ~~does~~ does not (strike one) result in a partition or subdivision of land. ~~It~~ If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

WITHHOLDING CERTIFICATION

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer,

OR that the transfer is exempt from income tax withholding for the following reason (check one):

- 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate number _____ from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

Buyer #1 or Entity TOWN OF WILLISTON
 SSN or FID _____
 Property Location PHASE I ROADWAYS AT FINNEY CROSSING,
 Date of Closing _____



SIGNATURES

We hereby swear and affirm that this return, including all certificates, is true, correct and complete to the best of our knowledge.

SELLER(S)	Signature	<u>THE SNYDER TAFT CORNERS LLC</u>	Date	_____
	Signature	By: <u>[Signature]</u> Duly Authorized Agent	Date	<u>12/15/11</u>
	Signature	_____	Date	_____
	Signature	_____	Date	_____
BUYER(S)	Signature	<u>TOWN OF WILLISTON</u>	Date	_____
	Signature	By: _____ Duly Authorized Agent	Date	_____
	Signature	_____	Date	_____
	Signature	_____	Date	_____

Prepared by (print or type) GRAVEL AND SHEA PC Preparer's Signature [Signature]
 Preparer's Address PO BOX 369 Buyer's Representative _____
BURLINGTON, VT 05402-0369 Buyer's Representative Telephone _____

Town or City: Please forward original to the VT Department of Taxes within 30 days of receipt.

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

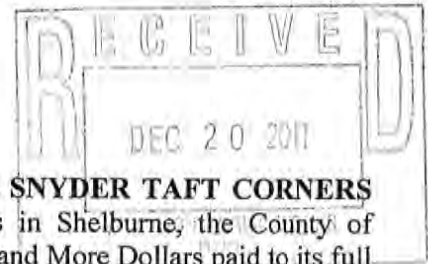
Book Number TP 11 Page Number 465-469 Grand List year of 2020/2021
 City or Town Williston Date of Record 02 08 2021
M M D D Y Y Y Y
 Grand List Value _____ Parcel ID Number 08-104-010.000
 Grand List Category* 07 SPAN 759-241-12617
ACKNOWLEDGMENT
 Return received (including certificates and Act 250 disclosure statement) _____
 SIGNED [Signature] ASST, Clerk DATE 2/8/2021
 21-242

* Please use the following two-digit grand list category codes

- | | | |
|-----------------------------------|--------------------------------|------------------------------|
| Residential <6 Acres 01 | Seasonal >6 Acres 06 | Utilities Other 11 |
| Residential >6 Acres 02 | Commercial 07 | Farm 12 |
| Mobile Home/Un 03 | Commercial Apt 08 | Other 13 |
| Mobile Home/La 04 | Industrial 09 | Woodland 14 |
| Seasonal <6 Acres 05 | Utilities Elec 10 | Miscellaneous 15 |

(PTR) Return No. 21-243
32 V.S.A. Chap 231

WARRANTY DEED



KNOW ALL PERSONS BY THESE PRESENTS, that **THE SNYDER TAFT CORNERS LLC**, a Vermont limited liability company, with a place of business in Shelburne, the County of Chittenden and State of Vermont (the "Grantor"), in consideration of Ten and More Dollars paid to its full satisfaction by the **TOWN OF WILLISTON**, a Vermont municipality in the County of Chittenden and State of Vermont (the "Grantee"), by these presents does freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** unto the Grantee, **TOWN OF WILLISTON**, its successors and assigns forever, a parcel of land located in the Town of Williston in the County of Chittenden and State of Vermont (the "Premises") described as follows, viz:

Being the **Phase II Roadways** at Finney Crossing consisting of parcels of land for roadway purposes and all improvements therein or thereon depicted on a plat entitled: "Finney Crossing, Subdivision Plat (South, Central, North and Footprint Lots), 5987 Williston Road, Williston, Vermont," Sheets 1 of 4 through 4 of 4, prepared by Lamoureux & Dickinson Consulting Engineers, Inc., dated November 30, 2005 (Sheets 1-3) and June 27, 2008 (Sheet 4), last revised June 27, 2007 (Sheet 1) and July 6, 2007 (Sheets 2 and 3) and recorded as Map Slides 763B, 764A, 764B and 765A, respectively, of the Town of Williston Land Records (the "Plat"), and on a 32 page set of plans entitled: "Finney Crossing, A Planned Unit Development, U.S. Route 2, Williston, Vermont, Revised Final Plan Set," prepared by Lamoureux & Dickinson Consulting Engineers, Inc., dated November 30, 2005, last revised June 4, 2007 (the "Plans"). The Plat is included as Sheets 24-26A of the Plans. The Phase II Roadways consist of the following roadways shown on the Plat:

1. The final phase of **Zephyr Road** which consists of a sixty-nine foot (69') wide strip of land commencing at the line near the intersection of Dunmore Road labeled as "Limits of Phase I and Phase II" and extending in a westerly direction to the Zephyr Road connection with the adjacent lands depicted as "N/F Village Associates, LLC" on Sheet 2 of the Plat.

Also included herein is an easement for the operation, use, maintenance, inspection, testing, repair and replacement of all stormwater catch basins, swales, ditches, drainage lines, pipes extending from said roadways to the private stormwater drainage system serving Grantor's subdivision including, without limitation, the stormwater and utility easement over Holland Lane (a private roadway) depicted as "Proposed 55' Wide Utility Easement and Right-of-Way to the Town of Williston" on Sheet 2 of the Plat and two easements depicted as "Proposed 20' Wide Utility Easement to Town of Williston Centered on the Pipe(s)" on Sheet 2 of the Plat.

Grantor reserves for itself and its successors and assigns, an easement for all footing drain lines and the Private Portions of the Stormwater System located within or crossing the roadway areas, which pipes and lines shall remain the property of Grantor and will be conveyed to the Finney Crossing Residential Master Association, Inc., the Finney Crossing Commercial Master Association, Inc. and/or applicable lot owners or sub-associations until accepted by Grantee as public improvements, if ever, subject to the terms of a certain Private Footing Drain Maintenance Agreement between Grantor and Grantee dated of or about even date herewith and to be recorded in the Town of Williston Land Records.

The Premises are conveyed to Grantee for use for municipal roadway purposes. This Deed shall act as a bill of sale and does hereby convey all improvements located on, over and under the Premises, including but not limited to all roadway improvements, water mains and/or lines, sewer

lines and force mains, stormwater pipes, catch basins, and appurtenances depicted on the Plat or Plans; provided, however, that Grantor reserves for itself and its successors and assigns, an easement for the stormwater lines and private sewer or water service lines and footing drain lines located within or crossing the roadway areas, which pipes and lines shall remain the property of Grantor and will be conveyed to the Finney Crossing Residential Master Association, Inc. or the Finney Crossing Commercial Master Association, Inc., until accepted by Grantee as public improvements, if ever. Grantor, and its successors and assigns, shall return any land disturbed by the exercise of such easement to the condition which existed prior to such disturbance as soon as reasonably practical thereafter. Reference is made to the Plans which depict said lines in various locations crossing said roadways or within the roadway right of way.

By acceptance and recording of this Warranty Deed, Grantee acknowledges that it has received the necessary "as-built" certifications and test results, and has performed the investigations it deems necessary to accept the above-mentioned improvements in their "as is - where is" condition.

The Premises are a portion of the land and premises conveyed to Grantor by Warranty Deed of Jean G. Pecor and RCP Realty, LLC dated December 15, 2011 and recorded in Volume ____ at Page _____ of the Town of Williston Land Records.

The Premises are conveyed subject to and with the benefit of: (a) all easements and rights of way depicted on the Plat and Plan and as of record, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §§ 601-611, both inclusive; (b) the terms and conditions of the following permits: (i) Town of Williston Development Review Board Approval No. DP 09-01 dated September 9, 2008, as amended by Approval No. SUB 04-01/DP 09-01 dated August 23, 2011; (ii) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-2 dated December 8, 2008 and recorded in Volume 476 at Page 207 of the Town of Williston Land Records; (iii) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-3 dated October 4, 2011 and recorded in Volume 476 at Page 210 of the Town of Williston Land Records; (iv) State of Vermont Land Use Permit No. 4C0887-1R issued December 16, 2009 and recorded in Volume 451 at Page 27 of the Town of Williston Land Records, as amended by State of Vermont Land Use Permit No. 4C0887-1R-A dated October 19, 2011 and recorded in Volume 474 at Page 696 of the Town of Williston Land Records; (v) Authorization to Discharge (Stormwater) Under General Permit No. 3-9015, No. 5064-INDS issued on November 15, 2007, a Notice of Issuance of Stormwater Discharge Permit being recorded in Volume 422 at Page 737 of the Town of Williston Land Records; (vi) Construction General Permit NOI# 5064-9020 issued on July 24, 2007, as amended by Authorization of Notice of Intent #5064-9020.1 dated October 24, 2011; (vii) Public Water System Permit to Construct No. C-1954-07.01, WSID #5098, PIN #EJ07-0077 issued on December 6, 2011; and (viii) Authorization under Vermont General Permit issued by the Department of the Army, Corps of Engineers dated May 20, 2008. Grantor represents and warrants that none of the aforesaid restrictions unreasonably interfere with the property rights conveyed to Grantee herein.

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

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to the Grantee, **TOWN OF WILLISTON**, and its successors and assigns, to their own use and behoof forever; and Grantor, for itself and its successors and assigns, does covenant with Grantee, and its successors and assigns, that until the ensembling of these presents, Grantor is the sole owner of the

Premises, and has good right and title to convey the same in the manner aforesaid, that the said Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and it hereby engages to **WARRANT and DEFEND** the same against all lawful claims whatever, except as aforementioned.

IN WITNESS WHEREOF, **THE SNYDER TAFT CORNERS LLC**, has set its hand and seal by its Duly Authorized Agent this 15 day of December, 2011.

THE SNYDER TAFT CORNERS LLC

By: 
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 15th day of December, 2011 personally appeared Christopher R. Snyder, Duly Authorized Agent of **THE SNYDER TAFT CORNERS LLC**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of **THE SNYDER TAFT CORNERS LLC**.

Before me, 
Notary Public

Print name: R. Ruskha

Notary commission issued in Chittenden County
My commission expires: 2/10/15

New England Federal Credit Union joins in the execution of this Warranty Deed to release the Premises from the operation of the Mortgage Deed granted to it by The Snyder Taft Corners LLC dated December 16, 2011 and recorded in Volume ___ at Page ___ of the Town of Williston Land Records.

Dated at Williston, Vermont this 16th day of December, 2011.

NEW ENGLAND FEDERAL CREDIT UNION

By: Robert B. Wheeler
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 16th day of December, 2011 personally appeared Rob Wheeler, Duly Authorized Agent of **NEW ENGLAND FEDERAL CREDIT UNION**, to me known to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of the **NEW ENGLAND FEDERAL CREDIT UNION**.

Before me, [Signature]
Notary Public

Print name: R. Wheeler

Notary commission issued in Chittenden County
My commission expires: 2/10/15

Jean G. Pecor and RCP Realty, LLC join in the execution of this Warranty Deed to release the Premises from the operation of the Mortgage Deed granted to them by The Snyder Taft Corners LLC dated December 15, 2011 and recorded in Volume ___ at Page ___ of the Town of Williston Land Records.

Dated at Burlington, Vermont this 15th day of December, 2011.

Ray Pecor Jr
Jean G. Pecor by Raymond C. Pecor, Jr.,
Attorney-in-Fact under Power of Attorney

RCP REALTY, LLC

By: Ray Pecor Jr
Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

On this 15th day of December, 2011, personally appeared **RAYMOND C. PECOR, JR.**, Attorney-in-Fact under Power of Attorney for **JEAN G. PECOR**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed individually and as Attorney-in-Fact for **JEAN G. PECOR**.

Before me, Diane M. McCarthy
Notary Public

Print name: DIANE M. MCCARTHY

Notary commission issued in Chittenden County
My commission expires: 2/10/15

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 15th day of December, 2011, personally appeared Raymond C. Pecor, Jr., Duly Authorized Agent of **RCP REALTY, LLC**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of **RCP REALTY, LLC**.

Before me, Diane M. McCarthy
Notary Public

Print name: DIANE M. MCCARTHY

Notary commission issued in Chittenden County
My commission expires: 2/10/15

VERMONT
Property Transfer Tax Return

Form
PT-172



* 0 8 1 7 2 1 1 0 1 *

A. SELLER'S (TRANSFEROR'S) INFORMATION

BLACK OUT ON TOWN COPY ONLY	Entity SELLER #1 Federal ID number [REDACTED]	Individual SELLER #1 Social Security Number 9 V.S.A. § 2440 (d)	Individual SELLER #2 Social Security Number
--	--	--	---

Entity SELLER #1 Name

THE SNYDER TAFT CORNERS LLC

Individual SELLER #1 Last Name

First Name

Initial

Entity SELLER #1 or Individual SELLER #1 Mailing Address **Following Transfer** (Number and Street or Road Name)

4076 SHELBURNE ROAD, SUITE 6

City or Town

State

Zip Code

SHELBURNE

VT

05482

Individual SELLER #2 Last Name

First Name

Initial

Individual SELLER #2 Mailing Address **Following Transfer** (Number and Street or Road Name)

City or Town

State

Zip Code

TOTAL number of SELLERS 1 If more than 2, attach Form 172-S.

B. BUYER'S (TRANSFEE'S) INFORMATION

INTERNATIONAL address checkbox

BLACK OUT ON TOWN COPY ONLY	Entity BUYER #1 Federal ID number	Individual BUYER #1 Social Security Number	Individual BUYER #2 Social Security Number
--	-----------------------------------	--	--

Entity BUYER #1 Name

TOWN OF WILLISTON

Individual BUYER #1 Last Name

First Name

Initial

Entity BUYER #1 or Individual BUYER #1 Mailing Address **Following Transfer** (Number and Street or Road Name)

7900 WILLISTON ROAD

City or Town

State

Zip Code

WILLISTON

VT

05495

Individual BUYER #2 Last Name

First Name

Initial

Individual BUYER #2 Mailing Address **Following Transfer** (Number and Street or Road Name)

City or Town

State

Zip Code

TOTAL number of BUYERS 1 If more than 2, attach Form 172-B.

Buyer #1 or Entity TOWN OF WILLISTON

SSN or FID _____

Property Location PHASE II ROADWAYS AT FINNEY CROSSING,
WILLISTON

Date of Closing _____



* 0 8 1 7 2 1 2 0 1 *

C. PROPERTY LOCATION Number and Street or Road Name <u>PHASE II ROADWAYS AT FINNEY CROSSING</u> City or Town <u>WILLISTON</u> VT		
D. DATE OF CLOSING M M D D Y Y Y Y	E. INTEREST IN PROPERTY - Write the number from the list 1. Fee Simple 3. Undivided 1/2 Interest 5. Time-Share 7. Easement/Row 2. Life Estate 4. Undivided _____ % Interest 6. Lease 8. Other _____ If "4", enter % Interest here . % 1	
F. LAND SIZE (Acres or fraction thereof) ±	G. SPECIAL FACTORS If sale was between family members, enter number from list below 1. Husband/Wife 2. Parent/Child 3. Grandparent/Grandchild 4. Other _____ <input type="checkbox"/> Check if development rights have been conveyed FINANCING: <input type="checkbox"/> Conventional/Bank <input type="checkbox"/> Owner Financing <input type="checkbox"/> Other _____	
H. TYPE OF BUILDING CONSTRUCTION AT THE TIME OF TRANSFER (Check all that apply) 1. <input type="checkbox"/> None 5. <input type="checkbox"/> Farm Buildings 9. <input type="checkbox"/> Store 2. <input type="checkbox"/> Factory 6. <input type="checkbox"/> Multi-Family with Dwelling Units Transferred 10. <input type="checkbox"/> Residential New Construction 3. <input type="checkbox"/> Single Family Dwelling 7. <input type="checkbox"/> Mobile Home 11. <input checked="" type="checkbox"/> Other <u>ROADS</u> 4. <input type="checkbox"/> Seasonal Dwelling 8. <input type="checkbox"/> Condominium with Units Transferred		
I. SELLER'S USE OF PROPERTY BEFORE TRANSFER (Enter number from list) 9 <input type="checkbox"/> Check if property was rented BEFORE transfer	1. Primary Residence 4. Timberland 7. Commercial _____ 2. Open Land 5. Operating Farm 8. Industrial _____ 3. Secondary Residence 6. Government Use 9. Other <u>ROADS</u>	
J. BUYER'S USE OF PROPERTY AFTER TRANSFER (Enter number from list) 9 <input type="checkbox"/> Check if property will be rented AFTER transfer <input type="checkbox"/> Check if property was purchased by tenant <input type="checkbox"/> Check if buyer holds title to any adjoining property	1. Primary Residence 4. Timberland 7. Commercial _____ 2. Open Land 5. Operating Farm 8. Industrial _____ 3. Secondary Residence 6. Government Use 9. Other <u>ROADS</u>	
K. AGRICULTURAL/MANAGED FOREST LAND USE VALUE PROGRAM, 32 V.S.A. Chapter 124 <input type="checkbox"/> 1. Check if property being conveyed is subject to a land use change tax lien <input type="checkbox"/> 2. Check if new owner elects to continue enrollment of eligible property		L. If transfer is exempt from Property Transfer Tax, cite exemption number from instructions and complete Sections M, N, and O below. <u>TRANSFER TO MUNICIPALITY</u> 02
M. TOTAL Price Paid 0.00	N. Price paid for Personal Property .	O. Price paid for Real Property 0.00
State type of Personal Property _____ If price paid for Real Property is less than fair market value, please explain _____		
P. Value of purchaser's principal residence included in Line O for special tax rate (See instructions)	Q. Fair market value of property enrolled in current use program included in Line O for special tax rate	R. Fair market value of qualified working farm included in Line O for special tax rate
S. PROPERTY TRANSFER TAX DUE from rate schedule on page 3 of this form. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS. Make checks payable to VERMONT DEPARTMENT OF TAXES 0.00		
T. DATE SELLER ACQUIRED M M D D Y Y Y Y 12 15 2011	U. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, cite exemption(s) from instructions on page 5 of this booklet 01 02	

Buyer #1 or Entity TOWN OF WILLISTON
 SSN or FID _____
 Property Location PHASE II ROADWAYS AT FINNEY CROSSING,
 Date of Closing _____



* 0 8 1 7 2 1 3 0 1 *

RATE SCHEDULE

Tax on Special Rate Property

- 1. Value of purchaser's principal residence. **Also enter on Line P.** (See instructions) 1. _____
- 2. Value of property enrolled in current use program. **Also enter on Line Q.** 2. _____
- 3. Value of qualified working farm. **Also enter on Line R.** 3. _____
- 4. Add Lines 1, 2, and 3 4. _____
- 5. Tax rate 5. 0.005
- 6. Tax due on Special Rate Property (Multiply Line 4 by Line 5) 6. _____

Tax on General Rate Property

- 7. Enter amount from Line O on page 2 of this form 7. _____
- 8. Enter amount from Line 4 above 8. _____
- 9. Subtract Line 8 from Line 7 9. _____
- 10. Tax rate 10. 0.0125
- 11. Tax due on General Rate Property (Multiply Line 9 by Line 10) 11. _____

TOTAL TAX DUE

- 12. Add Line 6 and Line 11. Enter here and on Line S on page 2 of this form. 12. _____

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under 10 V.S.A. Chapter 64 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons: AS AMENDED
 - 1. This property is the subject of Permit Number WW-4-0415 and is in compliance with said permit, or
 - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
 - a. Parcel to be sold: Exemption Number _____
 - b. Parcel retained: Exemption Number _____

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason: AS AMENDED
 - 1. This property is the subject of Act 250 Permit Number 4C0887 and is in compliance with said permit, or
 - 2. This property is exempt from Act 250 because (list exemption number from Line D in instructions): _____
- E. That this transfer ~~does~~ does not (strike one) result in a partition or subdivision of land. ~~It~~ If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

WITHHOLDING CERTIFICATION

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer,

OR that the transfer is exempt from income tax withholding for the following reason (check one):

- 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate number _____ from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

Buyer #1 or Entity TOWN OF WILLISTON
 SSN or FID _____
 Property Location PHASE II ROADWAYS AT FINNEY CROSSING,
 Date of Closing _____



SIGNATURES

We hereby swear and affirm that this return, including all certificates, is true, correct and complete to the best of our knowledge.

SELLER(S)	Signature	THE SNYDER TAFT CORNERS LLC	Date	_____
	Signature	By: <u>[Signature]</u> Duly Authorized Agent	Date	<u>12/15/11</u>
	Signature	_____	Date	_____
	Signature	_____	Date	_____
BUYER(S)	Signature	TOWN OF WILLISTON	Date	_____
	Signature	By: _____ Duly Authorized Agent	Date	_____
	Signature	_____	Date	_____
	Signature	_____	Date	_____

Prepared by (print or type) GRAVEL AND SHEA PC Preparer's Signature [Signature]
 Preparer's Address PO BOX 369 Buyer's Representative _____
BURLINGTON, VT 05402-0369 Buyer's Representative Telephone _____

Town or City: Please forward original to the VT Department of Taxes within 30 days of receipt.

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

Book Number TP 17 Page Number 470-474 Grand List year of 2020/2021

City or Town Williston Date of Record 02 08 2021
M M D D Y Y Y Y

Grand List Value _____ Parcel ID Number 08-104-010.000

Grand List Category* 07 SPAN 759-241-12017 01-213

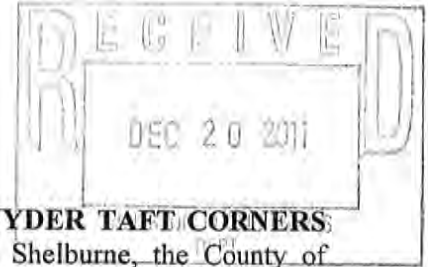
ACKNOWLEDGMENT

Return received (including certificates and Act 250 disclosure statement) _____

SIGNED [Signature] ASST. Clerk DATE 2/8/2021

* Please use the following two-digit grand list category codes

- | | | |
|-----------------------------------|--------------------------------|------------------------------|
| Residential <6 Acres 01 | Seasonal >6 Acres 06 | Utilities Other 11 |
| Residential >6 Acres 02 | Commercial 07 | Farm 12 |
| Mobile Home/Un 03 | Commercial Apt 08 | Other 13 |
| Mobile Home/La 04 | Industrial 09 | Woodland 14 |
| Seasonal <6 Acres 05 | Utilities Elec. 10 | Miscellaneous 15 |



(PTR) Return No. 21-244
32 V.S.A. Chap 231

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **THE SNYDER TAFT CORNERS, LLC**, a Vermont limited liability company, with a place of business in Shelburne, the County of Chittenden and State of Vermont (the "Grantor"), in consideration of Ten and More Dollars paid to its full satisfaction by the **TOWN OF WILLISTON**, a Vermont municipality in the County of Chittenden and State of Vermont (the "Grantee"), by these presents does freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** unto the Grantee, **TOWN OF WILLISTON**, its successors and assigns forever, a parcel of land located in the Town of Williston in the County of Chittenden and State of Vermont (the "Premises") described as follows, viz:

Being the **Phase III Roadways** at Finney Crossing consisting of parcels of land for roadway purposes and all improvements therein or thereon depicted on a plat entitled: "Finney Crossing, Subdivision Plat (South, Central, North and Footprint Lots), 5987 Williston Road, Williston, Vermont," Sheets 1 of 4 through 4 of 4, prepared by Lamoureux & Dickinson Consulting Engineers, Inc., dated November 30, 2005 (Sheets 1-3) and June 27, 2008 (Sheet 4), last revised June 27, 2007 (Sheet 1) and July 6, 2007 (Sheets 2 and 3) and recorded as Map Slides 763B, 764A, 764B and 765A, respectively, of the Town of Williston Land Records (the "Plat"), and on a 32 page set of plans entitled: "Finney Crossing, A Planned Unit Development, U.S. Route 2, Williston, Vermont, Revised Final Plan Set," prepared by Lamoureux & Dickinson Consulting Engineers, Inc., dated November 30, 2005, last revised June 4, 2007 (the "Plans"). The Plat is included as Sheets 24-26A of the Plans. The Phase III Roadways consist of the following roadways shown on the Plat:

1. All of **Seymour Street** consisting of a strip of land sixty-four feet (64') in width extending from the intersection with Holland Lane at the line marked as "Limits of Phase-I and Phase-III on the Plat," and extending in a westerly direction to a point where said roadway reaches the adjoining lands depicted as "N/F Village Associates, LLC" on Sheet 1 of the Plat.
2. The initial phase of **Dunmore Lane** consisting of a strip of land sixty-four feet (64') in width extending from its intersection with Zephyr Road to the line marked as "Limits of Phase III and Phase IV" on Sheet 2 of the Plat.

Also included herein is an easement for the operation, use, maintenance, inspection, testing, repair and replacement of all stormwater catch basins, swales, ditches, drainage lines, pipes extending from said roadways to the private stormwater drainage system serving Grantor's subdivision including, without limitation, the stormwater and utility easements depicted as "Proposed 50' Wide Utility Easement and Right of Way to the Town of Williston", "Proposed 20' Wide Utility Easement to the Town of Williston", "Proposed 20' Wide Utility Easement to the Town of Williston Centered on the Pipe", and "Proposed 30' Wide Utility Easement to the Town of Williston Centered on the Pipe" on Sheets 2 and 3 of the Plat, and a general easement for ingress and egress over the roadways, driveways and undeveloped portions of Grantor's lands to provide access to the stormwater ponds as depicted on the Plat. Also including an easement for the above-described purpose over Maidstone Lane (a private roadway) depicted as "Proposed 60' Wide Utility Easement and Right-of-Way to the Town of Williston" on Sheet 2 of the Plat.

Also included is an easement for the operation, use, maintenance, inspection, testing, repair and replacement of all sewer lines and force mains depicted as "Proposed 30' Wide Utility Easement to the Town of Williston" on the Plat.

Grantor reserves for itself and its successors and assigns, an easement for all footing drain lines and the Private Portions of the Stormwater System located within or crossing the roadway areas, which pipes and lines shall remain the property of Grantor and will be conveyed to the Finney Crossing Residential Master Association, Inc., the Finney Crossing Commercial Master Association, Inc. and/or applicable lot owners or sub-associations until accepted by Grantee as public improvements, if ever, subject to the terms of a certain Private Footing Drain Maintenance Agreement between Grantor and Grantee dated of or about even date herewith and to be recorded in the Town of Williston Land Records.

The Premises are conveyed to Grantee for use for municipal roadway purposes. This Deed shall act as a bill of sale and does hereby convey all improvements located on, over and under the Premises, including but not limited to all roadway improvements, water mains and/or lines, sewer lines and force mains, stormwater pipes, catch basins, and appurtenances depicted on the Plat or Plans; provided, however, that Grantor reserves for itself and its successors and assigns, an easement for the stormwater lines and private sewer or water service lines and footing drain lines located within or crossing the roadway areas, which pipes and lines shall remain the property of Grantor and will be conveyed to the Finney Crossing Residential Master Association, Inc. or the Finney Crossing Commercial Master Association, Inc., until accepted by Grantee as public improvements, if ever. Grantor, and its successors and assigns, shall return any land disturbed by the exercise of such easement to the condition which existed prior to such disturbance as soon as reasonably practical thereafter. Reference is made to the Plans which depict said lines in various locations crossing said roadways or within the roadway right of way.

By acceptance and recording of this Warranty Deed, Grantee acknowledges that it has received the necessary "as-built" certifications and test results, and has performed the investigations it deems necessary to accept the above-mentioned improvements in their "as is - where is" condition.

The Premises are a portion of the land and premises conveyed to Grantor by Warranty Deed of Jean G. Pecor and RCP Realty, LLC dated December 15, 2011 and recorded in Volume at Page of the Town of Williston Land Records.

The Premises are conveyed subject to and with the benefit of: (a) all easements and rights of way depicted on the Plat and Plans and as of record, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §§ 601-611, both inclusive; (b) the terms and conditions of the following permits: (i) Town of Williston Development Review Board Approval No. DP 09-01 dated September 9, 2008, as amended by Approval No. SUB 04-01/DP 09-01 dated August 23, 2011; (ii) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-2 dated December 8, 2008 and recorded in Volume 476 at Page 207 of the Town of Williston Land Records; (iii) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-3 dated October 4, 2011 and recorded in Volume 476 at Page 210 of the Town of Williston Land Records; (iv) State of Vermont Land Use Permit No. 4C0887-1R issued December 16, 2009 and recorded in Volume 451 at Page 27 of the Town of Williston Land Records, as amended by State of Vermont Land Use Permit No. 4C0887-1R-A dated October 19, 2011 and recorded in Volume 474 at Page 696 of the Town of Williston Land Records; (v) Authorization to Discharge (Stormwater) Under General Permit No. 3-9015, No. 5064-INDS issued on November 15, 2007, a Notice of Issuance of Stormwater Discharge Permit being recorded in Volume 422 at Page 737 of the Town of Williston Land Records; (vi) Construction General Permit NOI# 5064-9020 issued on July 24, 2007, as amended by Authorization of Notice of Intent #5064-9020.1 dated October 24, 2011; (vii) Public Water

System Permit to Construct No. C-1954-07.01, WSID #5098, PIN #EJ07-0077 issued on December 6, 2011; and (viii) Authorization under Vermont General Permit issued by the Department of the Army, Corps of Engineers dated May 20, 2008. Grantor represents and warrants that none of the aforesaid restrictions unreasonably interfere with the property rights conveyed to Grantee herein.

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

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to the Grantee, **TOWN OF WILLISTON**, and its successors and assigns, to their own use and behoof forever; and Grantor, for itself and its successors and assigns, does covenant with Grantee, and its successors and assigns, that until the ensembling of these presents, Grantor is the sole owner of the Premises, and has good right and title to convey the same in the manner aforesaid, that the said Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and it hereby engages to **WARRANT and DEFEND** the same against all lawful claims whatever, except as aforementioned.

IN WITNESS WHEREOF, **THE SNYDER TAFT CORNERS LLC**, has set its hand and seal by its Duly Authorized Agent this 15 day of December, 2011.

THE SNYDER TAFT CORNERS LLC

By: 
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 15th day of December, 2011 personally appeared Christopher R. Snyder, Duly Authorized Agent of **THE SNYDER TAFT CORNERS LLC**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of **THE SNYDER TAFT CORNERS LLC**.

Before me, 
Notary Public

Print name: R. M. Stetson

Notary commission issued in Chittenden County
My commission expires: 2/10/15

New England Federal Credit Union joins in the execution of this Warranty Deed to release the Premises from the operation of the Mortgage Deed granted to it by The Snyder Taft Corners LLC dated December 16, 2011 and recorded in Volume ___ at Page ___ of the Town of Williston Land Records.

Dated at Williston, Vermont this 16th day of December, 2011.

NEW ENGLAND FEDERAL CREDIT UNION

By: Robert B. Wheeler
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 16th day of December, 2011 personally appeared Rob Wheeler, Duly Authorized Agent of **NEW ENGLAND FEDERAL CREDIT UNION**, to me known to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of the **NEW ENGLAND FEDERAL CREDIT UNION**.

Before me, [Signature]
Notary Public

Print name: R. Zushka

Notary commission issued in Chittenden County
My commission expires: 2/10/15

Jean G. Pecor and RCP Realty, LLC join in the execution of this Warranty Deed to release the Premises from the operation of the Mortgage Deed granted to them by The Snyder Taft Corners LLC dated December 15, 2011 and recorded in Volume ___ at Page ___ of the Town of Williston Land Records.

Dated at Burlington, Vermont this 15th day of December, 2011.

Raymond C. Pecor, Jr.
Jean G. Pecor by Raymond C. Pecor, Jr.,
Attorney-in-Fact under Power of Attorney

RCP REALTY, LLC

By: Raymond C. Pecor, Jr.
Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

On this 15th day of December, 2011, personally appeared **RAYMOND C. PECOR, JR.**, Attorney-in-Fact under Power of Attorney for **JEAN G. PECOR**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed individually and as Attorney-in-Fact for **JEAN G. PECOR**.

Before me, Diane M. McCarthy
Notary Public

Print name: DIANE M. MCCARTHY

Notary commission issued in Chittenden County
My commission expires: 2/10/15

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 15th day of December, 2011, personally appeared Raymond C. Pecor, Jr., Duly Authorized Agent of **RCP REALTY, LLC**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of **RCP REALTY, LLC**.

Before me, Diane M. McCarthy
Notary Public

Print name: DIANE M. MCCARTHY

Notary commission issued in Chittenden County
My commission expires: 2/10/15

VERMONT Property Transfer Tax Return

Form PT-172



* 0 8 1 7 2 1 1 0 1 *

A. SELLER'S (TRANSFEROR'S) INFORMATION

BLACK OUT ON TOWN COPY ONLY	Entity SELLER #1 Federal ID number	Individual SELLER #1 Social Security Number	Individual SELLER #2 Social Security Number
	[REDACTED]	9 V.S.A. § 2440 (d)	

Entity SELLER #1 Name
 THE SNYDER TAFT CORNERS LLC

Individual SELLER #1 Last Name First Name Initial

Entity SELLER #1 or Individual SELLER #1 Mailing Address **Following Transfer** (Number and Street or Road Name)
 4076 SHELBURNE ROAD, SUITE 6
 City or Town State Zip Code
 SHELBURNE VT 05482

Individual SELLER #2 Last Name First Name Initial

Individual SELLER #2 Mailing Address **Following Transfer** (Number and Street or Road Name)
 City or Town State Zip Code

TOTAL number of SELLERS 1 If more than 2, attach Form 172-S.

B. BUYER'S (TRANSFeree'S) INFORMATION

INTERNATIONAL address checkbox

BLACK OUT ON TOWN COPY ONLY	Entity BUYER #1 Federal ID number	Individual BUYER #1 Social Security Number	Individual BUYER #2 Social Security Number

Entity BUYER #1 Name
 TOWN OF WILLISTON

Individual BUYER #1 Last Name First Name Initial

Entity BUYER #1 or Individual BUYER #1 Mailing Address **Following Transfer** (Number and Street or Road Name)
 7900 WILLISTON ROAD
 City or Town State Zip Code
 WILLISTON VT 05495

Individual BUYER #2 Last Name First Name Initial

Individual BUYER #2 Mailing Address **Following Transfer** (Number and Street or Road Name)
 City or Town State Zip Code

TOTAL number of BUYERS 1 If more than 2, attach Form 172-B.

Buyer #1 or Entity TOWN OF WILLISTON

SSN or FID _____

Property Location PHASE III ROADWAYS AT FINNEY CROSSING,
WILLISTON

Date of Closing _____



* 0 8 1 7 2 1 2 0 1 *

C. PROPERTY LOCATION
 Number and Street or Road Name
PHASE III ROADWAYS AT FINNEY CROSSING
 City or Town
WILLISTON **VT**

D. DATE OF CLOSING **E. INTEREST IN PROPERTY - Write the number from the list**

If "4", enter % Interest here 1 %

M M D D Y Y Y Y

1. Fee Simple 3. Undivided 1/2 Interest 5. Time-Share 7. Easement/Row
 2. Life Estate 4. Undivided _____ % Interest 6. Lease 8. Other _____

F. LAND SIZE (Acres or fraction thereof) **G. SPECIAL FACTORS**

±

If sale was between family members, enter number from list below Check if development rights have been conveyed

1. Husband/Wife 2. Parent/Child 3. Grandparent/Grandchild 4. Other _____

FINANCING: Conventional/Bank Owner Financing Other _____

H. TYPE OF BUILDING CONSTRUCTION AT THE TIME OF TRANSFER (Check all that apply)

1. None 5. Farm Buildings 9. Store
 2. Factory 6. Multi-Family with Dwelling Units Transferred 10. Residential New Construction
 3. Single Family Dwelling 7. Mobile Home 11. Other ROADS
 4. Seasonal Dwelling 8. Condominium with Units Transferred

I. SELLER'S USE OF PROPERTY BEFORE TRANSFER 9

(Enter number from list) Check if property was rented BEFORE transfer

1. Primary Residence 4. Timberland 7. Commercial _____
 2. Open Land 5. Operating Farm 8. Industrial _____
 3. Secondary Residence 6. Government Use 9. Other ROADS

J. BUYER'S USE OF PROPERTY AFTER TRANSFER 9

(Enter number from list) Check if property will be rented AFTER transfer
 Check if property was purchased by tenant Check if buyer holds title to any adjoining property

1. Primary Residence 4. Timberland 7. Commercial _____
 2. Open Land 5. Operating Farm 8. Industrial _____
 3. Secondary Residence 6. Government Use 9. Other ROADS

K. AGRICULTURAL/MANAGED FOREST LAND USE VALUE PROGRAM, 32 V.S.A. Chapter 124

1. Check if property being conveyed is subject to a land use change tax lien
 2. Check if new owner elects to continue enrollment of eligible property

L. If transfer is exempt from Property Transfer Tax, cite exemption number from instructions and complete Sections M, N, and O below. 02
TRANSFER TO MUNICIPALITY

M. TOTAL Price Paid 0.00 **N. Price paid for Personal Property** . **O. Price paid for Real Property** 0.00

State type of Personal Property _____
 If price paid for Real Property is less than fair market value, please explain _____

P. Value of purchaser's principal residence included in Line O for special tax rate (See instructions) .

Q. Fair market value of property enrolled in current use program included in Line O for special tax rate .

R. Fair market value of qualified working farm included in Line O for special tax rate .

S. PROPERTY TRANSFER TAX DUE from rate schedule on page 3 of this form.

COMPLETE RATE SCHEDULE FOR ALL TRANSFERS.
 Make checks payable to VERMONT DEPARTMENT OF TAXES 0.00

T. DATE SELLER ACQUIRED **U. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, cite exemption(s) from instructions on page 5 of this booklet**

12 15 2011 01 02

M M D D Y Y Y Y

Buyer #1 or Entity TOWN OF WILLISTON

SSN or FID _____

Property Location PHASE III ROADWAYS AT FINNEY CROSSING,

Date of Closing _____



RATE SCHEDULE

Tax on Special Rate Property

- 1. Value of purchaser's principal residence. **Also enter on Line P.** (See instructions) 1. _____
- 2. Value of property enrolled in current use program. **Also enter on Line Q.** 2. _____
- 3. Value of qualified working farm. **Also enter on Line R.** 3. _____
- 4. Add Lines 1, 2, and 3 4. _____
- 5. Tax rate 5. 0.005
- 6. Tax due on Special Rate Property (Multiply Line 4 by Line 5) 6. _____

Tax on General Rate Property

- 7. Enter amount from Line O on page 2 of this form 7. _____
- 8. Enter amount from Line 4 above 8. _____
- 9. Subtract Line 8 from Line 7 9. _____
- 10. Tax rate 10. 0.0125
- 11. Tax due on General Rate Property (Multiply Line 9 by Line 10) 11. _____

TOTAL TAX DUE

- 12. Add Line 6 and Line 11. Enter here and on Line S on page 2 of this form 12. _____

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under 10 V.S.A. Chapter 64 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
 - AS AMENDED
 - 1. This property is the subject of Permit Number WW-4-0415 and is in compliance with said permit, or
 - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
 - a. Parcel to be sold: Exemption Number _____
 - b. Parcel retained: Exemption Number _____

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
 - AS AMENDED
 - 1. This property is the subject of Act 250 Permit Number 4C0887 and is in compliance with said permit, or
 - 2. This property is exempt from Act 250 because (list exemption number from Line D in instructions): _____
- E. That this transfer ~~does~~ does not (strike one) result in a partition or subdivision of land. ~~do~~ If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

WITHHOLDING CERTIFICATION

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer,

OR that the transfer is exempt from income tax withholding for the following reason (check one):

- 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate number _____ from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

Buyer #1 or Entity TOWN OF WILLISTON

SSN or FID _____

Property Location PHASE III ROADWAYS AT FINNEY CROSSING,

Date of Closing _____



* 0 8 1 7 2 1 4 0 1 *

SIGNATURES

We hereby swear and affirm that this return, including all certificates, is true, correct and complete to the best of our knowledge.

SELLER(S)	Signature	THE SNYDER TAFT CORNERS LLC	Date	_____
	Signature	By: <u>[Signature]</u> Duly Authorized Agent	Date	<u>12/15/11</u>
	Signature	_____	Date	_____
	Signature	_____	Date	_____
BUYER(S)	Signature	TOWN OF WILLISTON	Date	_____
	Signature	By: _____ Duly Authorized Agent	Date	_____
	Signature	_____	Date	_____
	Signature	_____	Date	_____

Prepared by (print or type) GRAVEL AND SHEA PC Preparer's Signature [Signature]
 Preparer's Address PO BOX 369 Buyer's Representative _____
BURLINGTON, VT 05402-0369 Buyer's Representative Telephone _____

Town or City: Please forward original to the VT Department of Taxes within 30 days of receipt.

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

Book Number TP 17 Page Number 475-479 Grand List year of 2020/2021

City or Town Williston Date of Record 02 08 2021
M M D D Y Y Y Y

Grand List Value _____ Parcel ID Number 08-104-010.000

Grand List Category* 07 SPAN 759-241-12617 21-244

ACKNOWLEDGMENT

Return received (including certificates and Act-250 disclosure statement): _____

SIGNED [Signature] Asst., Clerk DATE 2/8/2021

* Please use the following two-digit grand list category codes

- | | | |
|-----------------------------------|--------------------------------|------------------------------|
| Residential <6 Acres 01 | Seasonal >6 Acres 06 | Utilities Other 11 |
| Residential >6 Acres 02 | Commercial 07 | Farm 12 |
| Mobile Home/Un 03 | Commercial Apt 08 | Other 13 |
| Mobile Home/La 04 | Industrial 09 | Woodland 14 |
| Seasonal <6 Acres 05 | Utilities Elec. 10 | Miscellaneous 15 |



(PTR) Return No. 21-245
32 V.S.A. Chap 231

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **THE SNYDER TAFT CORNERS LLC**, a Vermont limited liability company, with a place of business in Shelburne, the County of Chittenden and State of Vermont (the "Grantor"), in consideration of Ten and More Dollars paid to its full satisfaction by the **TOWN OF WILLISTON**, a Vermont municipality in the County of Chittenden and State of Vermont (the "Grantee"), by these presents does freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** unto the Grantee, **TOWN OF WILLISTON**, its successors and assigns forever, a parcel of land located in the Town of Williston in the County of Chittenden and State of Vermont (the "Premises") described as follows, viz:

Being the **Phase IV Roadways** at Finney Crossing consisting of parcels of land for roadway purposes and all improvements therein or thereon depicted on a plat entitled: "Finney Crossing, Subdivision Plat (South, Central, North and Footprint Lots), 5987 Williston Road, Williston, Vermont," Sheets 1 of 4 through 4 of 4, prepared by Lamoureux & Dickinson Consulting Engineers, Inc., dated November 30, 2005 (Sheets 1-3) and June 27, 2008 (Sheet 4), last revised June 27, 2007 (Sheet 1) and July 6, 2007 (Sheets 2 and 3) and recorded as Map Slides 763B, 764A, 764B and 765A, respectively, of the Town of Williston Land Records (the "Plat"), and on a 32 page set of plans entitled: "Finney Crossing, A Planned Unit Development, U.S. Route 2, Williston, Vermont, Revised Final Plan Set," prepared by Lamoureux & Dickinson Consulting Engineers, Inc., dated November 30, 2005, last revised June 4, 2007 (the "Plans"). The Plat is included as Sheets 24-26A of the Plans. The Phase IV Roadways consist of the following roadways shown on the Plat:

1. The remaining portion of **Dunmore Lane** consisting of a strip of land sixty-four feet (64') in width extending from the line marked as "Limits of Phase III and Phase IV" on the Plat and extending in a westerly direction to the connection with Chelsea Place as shown on Sheets 2 and 3 of the Plat.

Also included herein is an easement for the operation, use, maintenance, inspection, testing, repair and replacement of all stormwater catch basins, swales, ditches, drainage lines, pipes extending from said roadways to the private stormwater drainage system serving Grantor's subdivision including, without limitation, an easement for sewer line outside the right-of-way depicted as "Sideline of Utility Easement to the Town of Williston to be 10' off of the Pipe" on Sheet 2 of the Plat.

Grantor reserves for itself and its successors and assigns, an easement for all footing drain lines and the Private Portions of the Stormwater System located within or crossing the roadway areas, which pipes and lines shall remain the property of Grantor and will be conveyed to the Finney Crossing Residential Master Association, Inc., the Finney Crossing Commercial Master Association, Inc. and/or applicable lot owners or sub-associations until accepted by Grantee as public improvements, if ever, subject to the terms of a certain Private Footing Drain Maintenance Agreement between Grantor and Grantee dated of or about even date herewith and to be recorded in the Town of Williston Land Records.

The Premises are conveyed to Grantee for use for municipal roadway purposes. This Deed shall act as a bill of sale and does hereby convey all improvements located on, over and under the Premises, including but not limited to all roadway improvements, water mains and/or lines, sewer lines and force mains, stormwater pipes, catch basins, and appurtenances depicted on the Plat or Plans; provided, however, that Grantor reserves for itself and its successors and assigns, an

easement for the stormwater lines and private sewer or water service lines and footing drain lines located within or crossing the roadway areas, which pipes and lines shall remain the property of Grantor and will be conveyed to the Finney Crossing Residential Master Association, Inc. or the Finney Crossing Commercial Master Association, Inc., until accepted by Grantee as public improvements, if ever. Grantor, and its successors and assigns, shall return any land disturbed by the exercise of such easement to the condition which existed prior to such disturbance as soon as reasonably practical thereafter. Reference is made to the Plans which depict said lines in various locations crossing said roadways or within the roadway right of way.

By acceptance and recording of this Warranty Deed, Grantee acknowledges that it has received the necessary "as-built" certifications and test results, and has performed the investigations it deems necessary to accept the above-mentioned improvements in their "as is - where is" condition.

The Premises are a portion of the land and premises conveyed to Grantor by Warranty Deed of Jean G. Pecor and RCP Realty, LLC dated December 15, 2011 and recorded in Volume ____ at Page _____ of the Town of Williston Land Records.

The Premises are conveyed subject to and with the benefit of: (a) all easements and rights of way depicted on the Plat and Plans and as of record, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §§ 601-611, both inclusive; (b) the terms and conditions of the following permits: (i) Town of Williston Development Review Board Approval No. DP 09-01 dated September 9, 2008, as amended by Approval No. SUB 04-01/DP 09-01 dated August 23, 2011; (ii) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-2 dated December 8, 2008 and recorded in Volume 476 at Page 207 of the Town of Williston Land Records; (iii) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-3 dated October 4, 2011 and recorded in Volume 476 at Page 210 of the Town of Williston Land Records; (iv) State of Vermont Land Use Permit No. 4C0887-1R issued December 16, 2009 and recorded in Volume 451 at Page 27 of the Town of Williston Land Records, as amended by State of Vermont Land Use Permit No. 4C0887-1R-A dated October 19, 2011 and recorded in Volume 474 at Page 696 of the Town of Williston Land Records; (v) Authorization to Discharge (Stormwater) Under General Permit No. 3-9015, No. 5064-INDS issued on November 15, 2007, a Notice of Issuance of Stormwater Discharge Permit being recorded in Volume 422 at Page 737 of the Town of Williston Land Records; (vi) Construction General Permit NOI# 5064-9020 issued on July 24, 2007, as amended by Authorization of Notice of Intent #5064-9020.1 dated October 24, 2011; (vii) Public Water System Permit to Construct No. C-1954-07.01, WSID #5098, PIN #EJ07-0077 issued on December 6, 2011; and (viii) Authorization under Vermont General Permit issued by the Department of the Army, Corps of Engineers dated May 20, 2008. Grantor represents and warrants that none of the aforesaid restrictions unreasonably interfere with the property rights conveyed to Grantee herein.

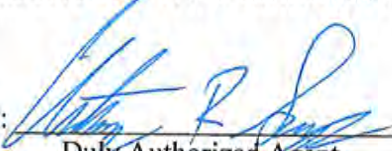
Reference is hereby made to the above-mentioned plans and deeds and the records thereof, and the references therein made all in further aid of this description.

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to the Grantee, **TOWN OF WILLISTON**, and its successors and assigns, to their own use and behoof forever; and Grantor, for itself and its successors and assigns, does covenant with Grantee, and 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 same in the manner aforesaid, that the said Premises

are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and it hereby engages to **WARRANT and DEFEND** the same against all lawful claims whatever, except as aforementioned.

IN WITNESS WHEREOF, **THE SNYDER TAFT CORNERS LLC**, has set its hand and seal by its Duly Authorized Agent this 15 day of December, 2011.

THE SNYDER TAFT CORNERS LLC

By: 
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 15th day of December, 2011 personally appeared Christopher P. Snyder, Duly Authorized Agent of **THE SNYDER TAFT CORNERS LLC**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of **THE SNYDER TAFT CORNERS LLC**.

Before me, 
Notary Public

Print name: R. Rushford

Notary commission issued in Chittenden County
My commission expires: 2/10/15

New England Federal Credit Union joins in the execution of this Warranty Deed to release the Premises from the operation of the Mortgage Deed granted to it by The Snyder Taft Corners LLC dated December 16, 2011 and recorded in Volume ___ at Page ___ of the Town of Williston Land Records.

Dated at Williston, Vermont this 16th day of December, 2011.

NEW ENGLAND FEDERAL CREDIT UNION

By: Robert B. Wheeler
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 16th day of December, 2011 personally appeared Rob Wheeler, Duly Authorized Agent of **NEW ENGLAND FEDERAL CREDIT UNION**, to me known to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of the **NEW ENGLAND FEDERAL CREDIT UNION**.

Before me, [Signature]
Notary Public

Print name: R. Fustare

Notary commission issued in Chittenden County
My commission expires: 2/10/15

Jean G. Pecor and RCP Realty, LLC join in the execution of this Warranty Deed to release the Premises from the operation of the Mortgage Deed granted to them by The Snyder Taft Corners LLC dated December 15, 2011 and recorded in Volume ___ at Page ___ of the Town of Williston Land Records.

Dated at Burlington, Vermont this 15th day of December, 2011.

[Signature]
Jean G. Pecor by Raymond C. Pecor, Jr.,
Attorney-in-Fact under Power of Attorney

RCP REALTY, LLC

By: [Signature]
Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

On this 15th day of December, 2011, personally appeared **RAYMOND C. PECOR, JR.**, Attorney-in-Fact under Power of Attorney for **JEAN G. PECOR**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed individually and as Attorney-in-Fact for **JEAN G. PECOR**.

Before me, [Signature]
Notary Public

Print name: DIANE M. MCCARTHY

Notary commission issued in Chittenden County
My commission expires: 2/10/15

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 15th day of December, 2011, personally appeared Raymond C. Pecor, Jr., Duly Authorized Agent of **RCP REALTY, LLC**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of **RCP REALTY, LLC**.

Before me, [Signature]
Notary Public

Print name: DIANE M. MCCARTHY

Notary commission issued in Chittenden County
My commission expires: 2/10/15

VERMONT Property Transfer Tax Return

Form PT-172



* 0 8 1 7 2 1 1 0 1 *

A. SELLER'S (TRANSFEROR'S) INFORMATION

BLACK OUT ON TOWN COPY ONLY	Entity SELLER #1 Federal ID number	Individual SELLER #1 Social Security Number	Individual SELLER #2 Social Security Number
	[REDACTED]	9 V.S.A. § 2440 (d)	

Entity SELLER #1 Name

THE SNYDER TAFT CORNERS LLC

Individual SELLER #1 Last Name

First Name

Initial

Entity SELLER #1 or Individual SELLER #1 Mailing Address **Following Transfer** (Number and Street or Road Name)

4076 SHELBURNE ROAD, SUITE 6

City or Town

State

Zip Code

SHELBURNE

VT

05482

Individual SELLER #2 Last Name

First Name

Initial

Individual SELLER #2 Mailing Address **Following Transfer** (Number and Street or Road Name)

City or Town

State

Zip Code

TOTAL number of SELLERS 1 If more than 2, attach Form 172-S.

B. BUYER'S (TRANSFeree'S) INFORMATION

INTERNATIONAL address checkbox

BLACK OUT ON TOWN COPY ONLY	Entity BUYER #1 Federal ID number	Individual BUYER #1 Social Security Number	Individual BUYER #2 Social Security Number

Entity BUYER #1 Name

TOWN OF WILLISTON

Individual BUYER #1 Last Name

First Name

Initial

Entity BUYER #1 or Individual BUYER #1 Mailing Address **Following Transfer** (Number and Street or Road Name)

7900 WILLISTON ROAD

City or Town

State

Zip Code

WILLISTON

VT

05495

Individual BUYER #2 Last Name

First Name

Initial

Individual BUYER #2 Mailing Address **Following Transfer** (Number and Street or Road Name)

City or Town

State

Zip Code

TOTAL number of BUYERS 1 If more than 2, attach Form 172-B.

Buyer #1 or Entity TOWN OF WILLISTON
 SSN or FID _____
 Property Location PHASE IV ROADWAYS AT FINNEY CROSSING,
 Date of Closing _____



* 0 8 1 7 2 1 3 0 1 *

RATE SCHEDULE

Tax on Special Rate Property

- 1. Value of purchaser's principal residence. Also enter on Line P. (See instructions) 1. _____
- 2. Value of property enrolled in current use program. Also enter on Line Q. 2. _____
- 3. Value of qualified working farm. Also enter on Line R. 3. _____
- 4. Add Lines 1, 2, and 3 4. _____
- 5. Tax rate 5. 0.005
- 6. Tax due on Special Rate Property (Multiply Line 4 by Line 5) 6. _____

Tax on General Rate Property

- 7. Enter amount from Line O on page 2 of this form 7. _____
- 8. Enter amount from Line 4 above 8. _____
- 9. Subtract Line 8 from Line 7 9. _____
- 10. Tax rate 10. 0.0125
- 11. Tax due on General Rate Property (Multiply Line 9 by Line 10) 11. _____

TOTAL TAX DUE

- 12. Add Line 6 and Line 11. Enter here and on Line S on page 2 of this form 12. _____

LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under 10 V.S.A. Chapter 64 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
 AS AMENDED
 1. This property is the subject of Permit Number WW-4-0415 and is in compliance with said permit, or
 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
 a. Parcel to be sold: Exemption Number _____
 b. Parcel retained: Exemption Number _____

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development law (Act 250), for the following reason:
 AS AMENDED
 1. This property is the subject of Act 250 Permit Number 4C0887 and is in compliance with said permit, or
 2. This property is exempt from Act 250 because (list exemption number from Line D in instructions): _____
- E. That this transfer ~~does~~ does not (strike one) result in a partition or subdivision of land. ~~If~~ If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk (see Line E instructions).

WITHHOLDING CERTIFICATION

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer,

OR that the transfer is exempt from income tax withholding for the following reason (check one):

- 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate number _____ from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

Buyer #1 or Entity TOWN OF WILLISTON
 SSN or FID _____
 Property Location PHASE IV ROADWAYS AT FINNEY CROSSING,
 Date of Closing _____



* 0 8 1 7 2 1 4 0 1 *

SIGNATURES

We hereby swear and affirm that this return, including all certificates, is true, correct and complete to the best of our knowledge.

SELLER(S)	Signature	<u>THE SNYDER TAFT CORNERS LLC</u>	Date	_____
	Signature	By: <u>[Signature]</u> Duly Authorized Agent	Date	<u>12/15/11</u>
	Signature	_____	Date	_____
	Signature	_____	Date	_____
BUYER(S)	Signature	<u>TOWN OF WILLISTON</u>	Date	_____
	Signature	By: _____ Duly Authorized Agent	Date	_____
	Signature	_____	Date	_____
	Signature	_____	Date	_____

Prepared by (print or type) GRAVEL AND SHEA PC Preparer's Signature [Signature]
 Preparer's Address PO BOX 369 Buyer's Representative _____
BURLINGTON, VT 05402-0369 Buyer's Representative Telephone _____

Town or City: Please forward original to the VT Department of Taxes within 30 days of receipt.

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

Book Number TP 17 Page Number 480-484 Grand List year of 2020/2021
 City or Town Williston Date of Record 02 08 2021
M M D D Y Y Y Y
 Grand List Value _____ Parcel ID Number 08-104-010.000
 Grand List Category* 07 SPAN 759-241-12617

21-245

ACKNOWLEDGMENT

Return received (including ~~certificates and Act 250 disclosure statement~~)--
 SIGNED [Signature] Asst., Clerk DATE 2/8/2021

* Please use the following two-digit grand list category codes

- | | | |
|-----------------------------------|--------------------------------|------------------------------|
| Residential <6 Acres 01 | Seasonal >6 Acres 06 | Utilities Other 11 |
| Residential >6 Acres 02 | Commercial 07 | Farm 12 |
| Mobile Home/Un 03 | Commercial Apt. 08 | Other 13 |
| Mobile Home/La 04 | Industrial 09 | Woodland 14 |
| Seasonal <6 Acres 05 | Utilities Elec. 10 | Miscellaneous 15 |

WILLISTON VT TOWN CLERK'S OFFICE
Received Feb 08, 2021 09:05A
Recorded in VOL: 17 PG: 485- 488
Of Williston Land Records
ATTEST: Sarah Mason, Town Clerk

WARRANTY DEED

(PTR) Return No. 21-246
32 V.S.A. Chap 231

KNOW ALL PERSONS BY THESE PRESENTS, that **THE SNYDER FC COMMERCIAL PROPERTIES, LLC**, a Vermont limited liability company with a place of business in Shelburne, County of Chittenden and State of Vermont and **RIELEY PROPERTIES, LLC**, a Vermont limited liability company with a place of business in Burlington, County of Chittenden and State of Vermont ("**Grantors**"), in consideration of the sum of Ten and More Dollars paid to its full satisfaction by the **TOWN OF WILLISTON**, a Vermont municipality with a place of business in Chittenden County, Vermont ("**Grantee**"), by these presents, does freely **GIVE, GRANT, SELL, CONVEY** and **CONFIRM** unto Grantee, the **TOWN OF WILLISTON**, and its successors and assigns forever, a strip of land for public roadway purposes in the Town of Williston, County of Chittenden and State of Vermont (the "**Premises**"), described as follows, viz:

Being all of **Market Street (Public Street)** at Finney Crossing consisting of a strip of land with a width of 64.00' and extending from Zephyr Road to the intersection with the public section of Holland Lane, all as shown on a plat entitled: "Finney Crossing, 5987 Williston Road, Vermont 05495 Subdivision Plat (South)," Sheet 1 of 4, prepared by Lamoureux & Dickinson Consulting Engineers, Inc. dated November 30, 2005, last revised August 30, 2018, and recorded in Map Slide 226D of the Town of Williston Land Records (the "**Plat**").

The Premises are conveyed to Grantee for use for municipal roadway purposes. This Deed shall act as a bill of sale and does hereby convey all improvements located on, over and under the Premises, including but not limited to all roadway improvements, water mains and/or lines, sewer lines and force mains, stormwater pipes, catch basins, and appurtenances depicted on the Plat; provided, however, that Grantor reserves for itself and its successors and assigns, an easement for the stormwater lines and private sewer or water service lines and footing drain lines located within or crossing the roadway areas, which pipes and lines shall remain the property of Grantor and will be conveyed to the Finney Crossing Commercial Master Association, Inc., until accepted by Grantee as public improvements, if ever. Grantor, and its successors and assigns, shall return any land disturbed by the exercise of such easement to the condition which existed prior to such disturbance as soon as reasonably practical thereafter.

By acceptance and recording of this Warranty Deed, Grantee acknowledges that it has received the necessary "as-built" certifications and test results, and has performed the investigations it deems necessary to accept the above-mentioned improvements in their "as is - where is" condition.

The Premises are a portion of the land and premises conveyed to The Snyder FC Commercial Properties, LLC by Warranty Deed of JCST, LLC dated July 13, 2016 and recorded in Volume 535 at Page 621 of the Town Williston Land Records and a portion of the lands and premises conveyed to Rieley Properties, LLC by Warranty Deed of JCST, LLC dated July 13, 2016 and recorded in Volume 535 at Page 625 of the Town Williston Land Records. Reference is also made to the Boundary Adjustment Agreement between Grantors, The Snyder FC Lot C-5 Investments, LLC, Rieley Investments, LLC and The Snyder FC Lot C-6 Investments, LLC dated November 9, 2018 and recorded in Volume 557, Page 844 of the Town of Williston Land Records.

The Premises are conveyed subject to and with the benefit of: (a) all easements and rights of way depicted on the Plat and as of record including, but not limited to, a 150' wide easement to Vermont Transco LLC recorded in Volume 406 at Page 628 of the Town of Williston Land

Records, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §§ 601-611, both inclusive; (b) the terms and conditions of the following permits: (i) Town of Williston Development Review Board Approval No. DP 09-01 dated September 9, 2008, as amended by Approval No. SUB 04-01/DP 09-01 dated August 23, 2011, as amended by Approval No. DP 09-01/SUB 04-01 Amendment #10 dated January 10, 2017 and as amended by Approval No. DP 09-01/SUB 04-01 Amendment #12 dated December 12, 2017; (ii) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-2 dated December 8, 2008 and recorded in Volume 476 at Page 207 of the Town of Williston Land Records; (iii) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-3 dated October 4, 2011 and recorded in Volume 476 at Page 210 of the Town of Williston Land Records; (iv) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-18 dated February 23, 2017 and recorded in Volume 542 at Page 205 of the Town of Williston Land Records, and as further amended by State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-21 dated April 20, 2018 and recorded in Volume 552 at Page 562 and re-recorded in Volume 552 at Page 769 of the Town of Williston Land Records; (v) State of Vermont Land Use Permit No. 4C0887-1R issued December 16, 2009 and recorded in Volume 451 at Page 27 of the Town of Williston Land Records, as amended by State of Vermont Land Use Permit No. 4C0887-1R-A dated October 19, 2011 and recorded in Volume 474 at Page 696 of the Town of Williston Land Records, as amended by State of Vermont Land Use Permit No. 4C0887-1R-K dated March 1, 2017 and recorded in Volume 542 at Page 464 of the Town of Williston Land Records, and as amended by State of Vermont Land Use Permit No. 4C0887-1R-L dated May 3, 2018 and recorded in Volume 552 at Page 1031 of the Town of Williston Land Records; (vi) Authorization to Discharge (Stormwater) Under General Permit No. 3-9015, No. 5064-INDS issued on November 15, 2007, a Notice of Issuance of Stormwater Discharge Permit being recorded in Volume 422 at Page 737 of the Town of Williston Land Records, as amended by Authorization to Discharge (Stormwater) Under General Permit No. 3-9015, No. 5064-INDS.A2 dated February 14, 2017, a Notice of Issuance of Stormwater Discharge Permit being recorded in Volume 541 at Page 980 of the Town of Williston Land Records; (vii) Construction General Permit NOI# 5064-9020 issued on July 24, 2007, as amended by Authorization of Notice of Intent #5064-9020.1 dated October 24, 2011 and Authorization of Notice of Intent #5064-9020.5 dated February 3, 2017 as revised by Authorization of Notice of Intent No. 5064-9020.5T dated February 6, 2017; (viii) Public Water System Permit to Construct No. C-1954-07.01, WSID #5098, PIN #EJ07-0077 issued on December 6, 2011; and (ix) Authorization under Vermont General Permit issued by the Department of the Army, Corps of Engineers dated May 20, 2008 and dated August 7, 2015. Grantor represents and warrants that none of the aforesaid restrictions unreasonably interfere with the property rights conveyed to Grantee herein.

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

TO HAVE AND TO HOLD the Premises, with all the privileges and appurtenances thereto, to the said Grantee, the **TOWN OF WILLISTON**, and its successors and assigns, to their own use and behoof forever; and the said Grantors, **THE SNYDER FC COMMERCIAL PROPERTIES, LLC** and **RIELEY PROPERTIES, LLC**, for themselves and their successors and assigns, do covenant with Grantee, and its successors and assigns, that until the ensembling of these presents, Grantors are the sole owners of the Premises, and have good right and title to convey the same in the manner aforesaid, that the Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and they hereby engages to **WARRANT** and **DEFEND** the same against all lawful claims whatsoever, except as aforementioned.

IN WITNESS WHEREOF, **THE SNYDER FC COMMERCIAL PROPERTIES, LLC** and **RIELEY PROPERTIES, LLC**, by their Duly Authorized Agents have hereunto set their hands this 4th day of April, 2019.

THE SNYDER FC COMMERCIAL PROPERTIES, LLC

By: 
Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At South Burlington, Vermont this 4th day of April, 2019, personally appeared Christopher R. Snyder, Duly Authorized Agent of **THE SNYDER FC COMMERCIAL PROPERTIES, LLC**, to me known, and he acknowledged this instrument by him signed and sealed, to be his free act and deed and the free act and deed of **THE SNYDER FC COMMERCIAL PROPERTIES, LLC**.

Before me, 
Notary Public – State of Vermont
Jonathan M. Stebbins, Esq.
Print name: **Notary Public**
State of Vermont
My commission expires: 1/31/2021 My Commission Number: 0003375
My Commission Expires: 1/31/2021

[Additional Signature on Following Pages]

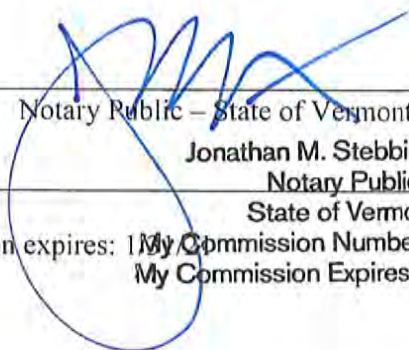
RIELEY PROPERTIES, LLC

By: 

Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At South Burlington, Vermont this 4th day of April, 2019, personally appeared S. Scott Rieley, Duly Authorized Agent of **RIELEY PROPERTIES, LLC**, to me known, and he acknowledged this instrument by him signed and sealed, to be his free act and deed and the free act and deed of **RIELEY PROPERTIES, LLC**.

Before me,  _____
 Notary Public – State of Vermont

Print name: **Jonathan M. Stebbins, Esq.**

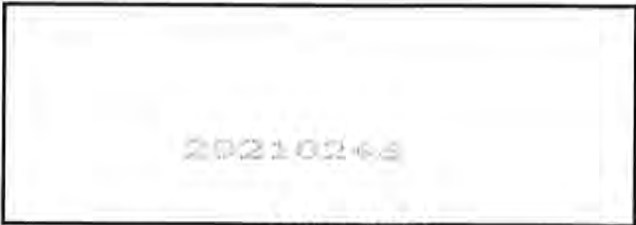
 Notary Public
 State of Vermont

My commission expires: 1/31/2021 My Commission Number: 0003375
 My Commission Expires: 1/31/2021

END OF DOCUMENT

E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
---------------------------	---



7sv7b3

Web request key / Verification code

For Town Use Only

TRANSFERORS (Sellers)

THE SNYDER FC COMMERCIAL PROPERTIES, LLC
 4076 SHELBURNE ROAD, SUITE 6
 SHELBURNE, VT 05482-0000

TRANSFEREES (Buyers)

TOWN OF WILLISTON
 7900 WILLISTON ROAD
 WILLISTON, VT 05495-0000

*Any additional transferors or transferees are listed at the bottom of this page

Date Acquired by Transferor: Jul-13-2016

Date of this Closing: Feb-08-2021

Land Size (acres): 0.00

Property Physical Location:

City/Town:

SPAN#

Check if property is located in multiple cities or towns

MARKET STREET (PUBLIC STREET)

Williston

759-241-14364

This sale did not involve land

Buyer Seller relationship type:

If other, description:

If transfer is exempt from Property Transfer Tax: 02 - 32 V.S.A. § 9603 (2)

Interest in property: Fee Simple

If other, description:

If "undivided" percent of interest:

Type of building construction: Other

If other, description: Roadway

Transferors use of property before transfer: Open Land

If other, description:

Transferees use of property after transfer: Other

If other, description: Public Roadway

Will the property be rented after transfer? No

Enrolled in the Current Use Program? No

Have development rights been conveyed separately? No

New owner elects to continue current use enrollment? No

Does the transferee hold title to any adjoining property: Yes

Value paid or transferred as defined in 32 V.S.A. § 9601(6) \$0.00

Value paid or transferred for personal property \$0.00

Value paid or transferred for real property \$0.00

Tax Due \$0.00

Preparer's Name: GRAVEL & SHEA PC

Preparer's Phone: (802) 658-0220

Preparer's Address: BURLINGTON, VT 05402-0369

Preparer's E-mail: retax@gravelshea.com

Additional Transferor (S) / Transferee (B)

S RIELEY PROPERTIES, LLC

4076 SHELBURNE ROAD, SUITE 6 SHELBURNE VT 05482-0000

Transferee's Name TOWN OF WILLISTON

Property Location MARKET STREET (PUBLIC STREET)

Date of this Closing Feb-08-2021

NOTE: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

This serves as notice that:

- The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. chapter 64 and building, zoning and subdivision regulations;
- The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. chapter 151;
- The parties have an obligation to investigate and disclose knowledge regarding flood regulation affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency.

Town Clerk - Sign into your myVtax account to enter this recording information. After you have entered the recording information print a copy to deliver to the primary Transferee per 32 V.S.A 9607.

This section to be completed by Town or City Clerk

Book Number <u>1P 17</u>	Page Number <u>485-488</u>	Grand List year <u>2020/2021</u>
City or Town <u>Williston</u>	Parcel ID Number <u>08-143-010.505</u>	Date of Record <u>February 8, 2021</u>
Grand List Value <u>8624800</u>	Grand List Category <u>08</u>	SPAN 759-241-14364
Comments, additional information, etc.		

- Duplicate Return Suspected
 Portion of the property sold/subdivision
 Original Return Waiting on Deed
 Deed Acknowledgment and Return Received 21-246

SIGNED

[Signature]

Asst

, Clerk

DATE

2/8/2021

WILLISTON VT TOWN CLERK'S OFFICE
Received Feb 08, 2021 09:05A
Recorded in VOL: 17 PG: 489- 492
Of Williston Land Records
ATTEST: Sarah Mason, Town Clerk

WARRANTY DEED

(PTR) Return No. 21-247
32 V.S.A. Chap 231

KNOW ALL PERSONS BY THESE PRESENTS, that **THE SNYDER FC COMMERCIAL PROPERTIES, LLC**, a Vermont limited liability company with a place of business in Shelburne, County of Chittenden and State of Vermont and **RIELEY PROPERTIES, LLC**, a Vermont limited liability company with a place of business in Burlington, County of Chittenden and State of Vermont ("**Grantors**"), in consideration of the sum of Ten and More Dollars paid to its full satisfaction by the **TOWN OF WILLISTON**, a Vermont municipality with a place of business in Chittenden County, Vermont ("**Grantee**"), by these presents, does freely **GIVE, GRANT, SELL, CONVEY** and **CONFIRM** unto Grantee, the **TOWN OF WILLISTON**, and its successors and assigns forever, a strip of land for public roadway purposes in the Town of Williston, County of Chittenden and State of Vermont (the "**Premises**"), described as follows, viz:

Being all of **Holland Lane (Public Street)** at Finney Crossing consisting of a strip of land which has an initial width of 121.24' wide at the intersection with U.S. Route 2 and at the intersection with Market Street tapers to a width of 56.00' and extends to the existing public section of Holland Lane at the intersection with Stillwater Lane, all as shown on a plat entitled: "Finney Crossing, 5987 Williston Road, Vermont 05495 Subdivision Plat (South)," Sheet 1 of 4, prepared by Lamoureux & Dickinson Consulting Engineers, Inc. dated November 30, 2005, last revised August 30, 2018, and recorded in Map Slide 226D of the Town of Williston Land Records (the "**Plat**").

Also included herein is an easement for the operation, use, maintenance, inspection, testing, repair and replacement of all stormwater catch basins, swales, ditches, drainage lines, pipes extending from said roadway to the private stormwater drainage system serving Grantor's subdivision including, without limitation, the stormwater and utility easements depicted as "Proposed 50' Wide Utility Easement and Right of Way to the Town of Williston" and "Proposed 20' Wide Utility Easement to Town of Williston" on the Plat and a general easement for ingress and egress over the roadways, driveways and undeveloped portions of Grantor's lands to provide access to the stormwater pond as depicted on the Plat.

The Premises are conveyed to Grantee for use for municipal roadway purposes. This Deed shall act as a bill of sale and does hereby convey all improvements located on, over and under the Premises, including but not limited to all roadway improvements, water mains and/or lines, sewer lines and force mains, stormwater pipes, catch basins, and appurtenances depicted on the Plat; provided, however, that Grantor reserves for itself and its successors and assigns, an easement for the stormwater lines and private sewer or water service lines and footing drain lines located within or crossing the roadway areas, which pipes and lines shall remain the property of Grantor and will be conveyed to the Finney Crossing Commercial Master Association, Inc., until accepted by Grantee as public improvements, if ever. Grantor, and its successors and assigns, shall return any land disturbed by the exercise of such easement to the condition which existed prior to such disturbance as soon as reasonably practical thereafter.

By acceptance and recording of this Warranty Deed, Grantee acknowledges that it has received the necessary "as-built" certifications and test results, and has performed the investigations it deems necessary to accept the above-mentioned improvements in their "as is - where is" condition.

The Premises are a portion of the land and premises conveyed to The Snyder FC Commercial Properties, LLC by Warranty Deed of JCST, LLC dated July 13, 2016 and recorded in Volume

535 at Page 621 of the Town Williston Land Records and a portion of the lands and premises conveyed to Rieley Properties, LLC by Warranty Deed of JCST, LLC dated July 13, 2016 and recorded in Volume 535 at Page 625 of the Town Williston Land Records. Reference is also made to the Boundary Adjustment Agreement between Grantors, The Snyder FC Lot C-5 Investments, LLC, Rieley Investments, LLC and The Snyder FC Lot C-6 Investments, LLC dated November 9, 2018 and recorded in Volume 557 at Page 844 in the Town of Williston Land Records.

The Premises are conveyed subject to and with the benefit of: (a) all easements and rights of way depicted on the Plat and as of record including, but not limited to, a 150' wide easement to Vermont Transco LLC recorded in Volume 406 at Page 628 of the Town of Williston Land Records, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §§ 601-611, both inclusive; (b) the terms and conditions of the following permits: (i) Town of Williston Development Review Board Approval No. DP 09-01 dated September 9, 2008, as amended by Approval No. SUB 04-01/DP 09-01 dated August 23, 2011, as amended by Approval No. DP 09-01/SUB 04-01 Amendment #10 dated January 10, 2017 and as amended by Approval No. DP 09-01/SUB 04-01 Amendment #12 dated December 12, 2017; (ii) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-2 dated December 8, 2008 and recorded in Volume 476 at Page 207 of the Town of Williston Land Records; (iii) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-3 dated October 4, 2011 and recorded in Volume 476 at Page 210 of the Town of Williston Land Records; (iv) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-18 dated February 23, 2017 and recorded in Volume 542 at Page 205 of the Town of Williston Land Records, and as further amended by State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-21 dated April 20, 2018 and recorded in Volume 552 at Page 562 and re-recorded in Volume 552 at Page 769 of the Town of Williston Land Records; (v) State of Vermont Land Use Permit No. 4C0887-1R issued December 16, 2009 and recorded in Volume 451 at Page 27 of the Town of Williston Land Records, as amended by State of Vermont Land Use Permit No. 4C0887-1R-A dated October 19, 2011 and recorded in Volume 474 at Page 696 of the Town of Williston Land Records, as amended by State of Vermont Land Use Permit No. 4C0887-1R-K dated March 1, 2017 and recorded in Volume 542 at Page 464 of the Town of Williston Land Records, and as amended by State of Vermont Land Use Permit No. 4C0887-1R-L dated May 3, 2018 and recorded in Volume 552 at Page 1031 of the Town of Williston Land Records; (vi) Authorization to Discharge (Stormwater) Under General Permit No. 3-9015, No. 5064-INDS issued on November 15, 2007, a Notice of Issuance of Stormwater Discharge Permit being recorded in Volume 422 at Page 737 of the Town of Williston Land Records, as amended by Authorization to Discharge (Stormwater) Under General Permit No. 3-9015, No. 5064-INDS.A2 dated February 14, 2017, a Notice of Issuance of Stormwater Discharge Permit being recorded in Volume 541 at Page 980 of the Town of Williston Land Records; (vii) Construction General Permit NOI# 5064-9020 issued on July 24, 2007, as amended by Authorization of Notice of Intent #5064-9020.1 dated October 24, 2011 and Authorization of Notice of Intent #5064-9020.5 dated February 3, 2017 as revised by Authorization of Notice of Intent No. 5064-9020.5T dated February 6, 2017; (viii) Public Water System Permit to Construct No. C-1954-07.01, WSID #5098, PIN #EJ07-0077 issued on December 6, 2011; and (ix) Authorization under Vermont General Permit issued by the Department of the Army, Corps of Engineers dated May 20, 2008 and dated August 7, 2015. Grantor represents and warrants that none of the aforesaid restrictions unreasonably interfere with the property rights conveyed to Grantee herein.

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

TO HAVE AND TO HOLD the Premises, with all the privileges and appurtenances thereto, to the said Grantee, the **TOWN OF WILLISTON**, and its successors and assigns, to their own use and behoof forever; and the said Grantors, **THE SNYDER FC COMMERCIAL PROPERTIES, LLC** and **RIELEY PROPERTIES, LLC**, for themselves and their successors and assigns, do covenant with Grantee, and its successors and assigns, that until the ensembling of these presents, Grantors are the sole owners of the Premises, and have good right and title to convey the same in the manner aforesaid, that the Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and they hereby engages to **WARRANT** and **DEFEND** the same against all lawful claims whatsoever, except as aforementioned.

IN WITNESS WHEREOF, **THE SNYDER FC COMMERCIAL PROPERTIES, LLC** and **RIELEY PROPERTIES, LLC**, by their Duly Authorized Agents have hereunto set their hands this 4th day of April, 2019.

THE SNYDER FC COMMERCIAL PROPERTIES, LLC

By:  _____
Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At South Burlington, Vermont this 4th day of April, 2019, personally appeared Christopher R. Snyder, Duly Authorized Agent of **THE SNYDER FC COMMERCIAL PROPERTIES, LLC**, to me known, and he acknowledged this instrument by him signed and sealed, to be his free act and deed and the free act and deed of **THE SNYDER FC COMMERCIAL PROPERTIES, LLC**.

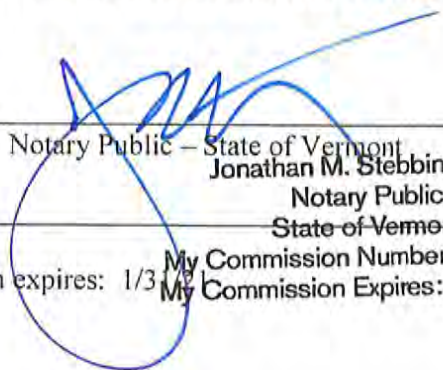
Before me,  _____
Notary Public - State of Vermont
Jonathan M. Stebbins, Esq.
Print name: _____
Notary Public
State of Vermont
My commission expires: 1/31/2021 My Commission Number: 0003375
My Commission Expires: 1/31/2021

[Additional Signature on Following Pages]

RIELEY PROPERTIES, LLC
By: 
Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

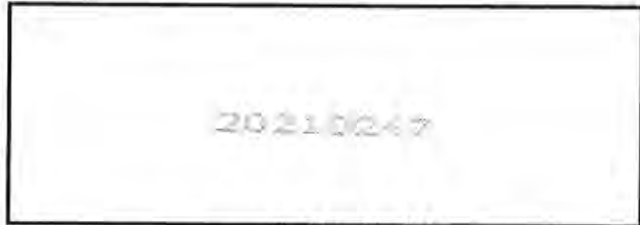
At South Burlington, Vermont this 4th day of April, 2019, personally appeared S. Scott Rieley, Duly Authorized Agent of **RIELEY PROPERTIES, LLC**, to me known, and he acknowledged this instrument by him signed and sealed, to be his free act and deed and the free act and deed of **RIELEY PROPERTIES, LLC**.

Before me, 
Notary Public – State of Vermont
Jonathan M. Stebbins, Esq.
Notary Public
Print name: _____
State of Vermont
My commission expires: 1/31/2021
My Commission Number: 0003375
My Commission Expires: 1/31/2021

END OF DOCUMENT

E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
---------------------------	---



jhj8zc

Web request key / Verification code

For Town Use Only

TRANSFERORS (Sellers)

THE SNYDER FC COMMERCIAL PROPERTIES, LLC
 4076 SHELBURNE ROAD, SUITE 6
 SHELBURNE, VT 05482-0000

TRANSFEREES (Buyers)

TOWN OF WILLISTON
 7900 WILLISTON ROAD
 WILLISTON, VT 05495-0000

*Any additional transferors or transferees are listed at the bottom of this page

Date Acquired by Transferor: Apr-04-2019	Date of this Closing: Feb-08-2021	Land Size (acres): 0.00	
Property Physical Location: HOLLAND LANE (PUBLIC STREET)	City/Town: Williston	SPAN# 759-241-14364	Check if property is located in multiple cities or towns <input type="checkbox"/> This sale did not involve land <input type="checkbox"/>
Buyer Seller relationship type:	If other, description:		
If transfer is exempt from Property Transfer Tax: 02 - 32 V.S.A. § 9603 (2)	If other, description:		
Interest in property: Fee Simple	If other, description:		
If "undivided" percent of interest:	If other, description:		
Type of building construction: Other	If other, description: Roadway		
Transferors use of property before transfer: Open Land	If other, description:		
Transferees use of property after transfer: Other	If other, description: Public Roadway		
Will the property be rented after transfer? No	Enrolled in the Current Use Program? No		
Have development rights been conveyed separately? No	New owner elects to continue current use enrollment? No		
Does the transferee hold title to any adjoining property: No			
Value paid or transferred as defined in 32 V.S.A. § 9601(6)		\$0.00	
Value paid or transferred for personal property		\$0.00	
Value paid or transferred for real property		\$0.00	
Tax Due		\$0.00	

Preparer's Name: GRAVEL & SHEA PC
Preparer's Address: BURLINGTON, VT 05402-0369

Preparer's Phone: (802) 658-0220
Preparer's E-mail: retax@gravelshea.com

Additional Transferor (S) / Transferee (B)

S RIELEY PROPERTIES, LLC

4076 SHELBURNE ROAD, SUITE 6 SHELBURNE VT 05482-0000

Verification code
jhj8zc

Transferee's Name TOWN OF WILLISTON
Property Location HOLLAND LANE (PUBLIC STREET)
Date of this Closing Feb-08-2021

NOTE: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

This serves as notice that:

- The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. chapter 64 and building, zoning and subdivision regulations;
- The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. chapter 151;
- The parties have an obligation to investigate and disclose knowledge regarding flood regulation affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency.

Town Clerk - Sign into your myVtax account to enter this recording information. After you have entered the recording information print a copy to deliver to the primary Transferee per 32 V.S.A 9607.

This section to be completed by Town or City Clerk

Book Number <u>TP 17</u>	Page Number <u>489-492</u>	Grand List year <u>2020/2021</u>
City or Town <u>Williston</u>	Parcel ID Number <u>08-143-010.505</u>	Date of Record <u>February 8, 2021</u>
Grand List Value <u>8624800</u>	Grand List Category <u>08</u>	SPAN 759-241-14364
Comments, additional information, etc.		

Duplicate Return Suspected Portion of the property sold/subdivision Original Return Waiting on Deed
Deed Acknowledgment and Return Received

21-247

SIGNED

Jepuy

Asst

, Clerk

DATE

2/8/2021

Empty box for Town Use Only

For Town Use Only

WILLISTON VT TOWN CLERK'S OFFICE
 Received Feb 10, 2021 12:00P
 Recorded in VOL: 17 PG: 519- 532
 Of Williston Land Records
 ATTEST: Sarah Mason, Town Clerk

WARRANTY DEED

(PTR) Return No. 21-256
 32 V.S.A. Chap 231

KNOW ALL PERSONS BY THESE PRESENTS, that **THE SNYDER TAFT CORNERS LLC**, a Vermont limited liability company, with a place of business in Shelburne, the County of Chittenden and State of Vermont (the "Grantor"), in consideration of Ten and More Dollars paid to its full satisfaction by the **TOWN OF WILLISTON**, a Vermont municipality in the County of Chittenden and State of Vermont (the "Grantee"), by these presents does freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** unto the Grantee, **TOWN OF WILLISTON**, its successors and assigns forever, a parcel of land located in the Town of Williston in the County of Chittenden and State of Vermont (the "Premises") described as follows, viz:

Being the **Holland Lane (New Public Section)** at Finney Crossing consisting of a parcel of land for roadway purposes and all improvements therein or thereon depicted on a four-page subdivision plat entitled: "Finney Crossing, Subdivision Plat (South, Central, North and Footprint Lots), 5987 Williston Road, Williston, Vermont," Sheets 1 of 4 through 4 of 4, prepared by Lamoureux & Dickinson Consulting Engineers, Inc., dated November 30, 2005 (Sheets 1-3) and June 27, 2008 (Sheet 4), last revised June 27, 2007 (Sheet 1) and July 6, 2007 (Sheets 2 and 3), and recorded as Map Slides 763B, 764A, 764B and 765A, respectively, of the Town of Williston Land Records, as amended by revisions to Sheets 2 and 3, last revised December 16, 2011, and to Sheet 4, last revised February 29, 2012, and recorded in Map Slides 021C, 020D and 020C of the Town of Williston Land Records, and by revision to Sheet 2, last revised October 18, 2012, and recorded in Map Slide 051D of the Town of Williston Land Records, by revision to Sheets 1-4 dated March 28, 2014 and recorded in Map Slides 099D, 100C, 100D, and 101C of the Town of Williston Land Records, and as further revised by revision to Sheet 4, last revised September 21, 2015, and recorded in Map Slide 130D of the Town of Williston Land Records (the "Plat"), and as shown on a revision to Sheet 1 of 4 and Sheet 4 of 4 dated January ____, 2021 and recorded in Map Slides ____ and ____ of the Town of Williston Land Records (the "Revised Plat"). Said roadway is more particularly described, with reference to the Plat and Revised Plat, as follows:

The new public portion of **Holland Lane** consisting of the sixty foot (60') wide strip of land extending in a northerly direction from the intersection of Seymour Street to the intersection of Zephyr Road depicted as "Holland Lane (New Public Section)" on the Revised Plat.

Also included herein is an easement for the operation, use, maintenance, inspection, testing, repair and replacement of all stormwater catch basins, swales, ditches, drainage lines, pipes extending from said roadways to the private stormwater drainage system serving Grantor's subdivision as shown on the Plat.

The Premises are conveyed to Grantee for use for municipal roadway purposes. This Deed shall act as a bill of sale and does hereby convey all improvements located on, over and under the Premises, including but not limited to all roadway improvements, water mains and/or lines, sewer lines and force mains, stormwater pipes, catch basins, and appurtenances depicted on the Plat; provided, however, that Grantor reserves for itself and its successors and assigns, an easement for the stormwater lines and private sewer or water service lines and footing drain lines located within or crossing the roadway areas, which pipes and lines shall remain the property of Grantor and will be conveyed to the Finney Crossing Residential Master Association, Inc. or the Finney Crossing Commercial Master Association, Inc., until accepted by Grantee as public improvements, if ever. Grantor, and its successors and assigns, shall return any land disturbed by the exercise of such easement to the condition which existed prior to such disturbance as soon as

reasonably practical thereafter. Reference is made to the approved plans for Finney Crossing which depict said lines in various locations crossing said roadways or within the roadway right of way.

By acceptance and recording of this Warranty Deed, Grantee acknowledges that it has received the necessary "as-built" certifications and test results, and has performed the investigations it deems necessary to accept the above-mentioned improvements in their "as is - where is" condition.

The Premises are a portion of the lands and premises conveyed to The Snyder Taft Corners LLC by Warranty Deed from Jean G. Pecor and RCP Realty, LLC dated December 15, 2011 and recorded in Volume 477 at Pages 225-230 of the Town of Williston Land Records.

The Premises are conveyed subject to and with the benefit of: (a) all easements and rights of way depicted on the Plat and as of record, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §§ 601-611, both inclusive; (b) the terms and conditions of the following permits: (i) Town of Williston Development Review Board Approval No. DP 09-01 dated September 9, 2008, as amended by Approval No. SUB 04-01/DP 09-01 dated August 23, 2011, and as further amended by Williston Development Review Board approvals of Discretionary Permit #DP 09-01 dated February 14, 2012 and recorded in Volume MS53 at Page 510 of the Town of Williston Land Records and dated May 13, 2014 and recorded in Volume 512 at Page 786 of the Town of Williston Land Records and dated May 2, 2016 and recorded in Volume 532 at Page 255 of the Town of Williston Land Records; (ii) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-2 dated December 8, 2008 and recorded in Volume 476 at Page 207 of the Town of Williston Land Records; (iii) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-0415-3 dated October 4, 2011 and recorded in Volume 476 at Page 210 of the Town of Williston Land Records, and as further amended by Permit Amendment No. WW-4-0415-4 dated January 11, 2012 and recorded in Volume 479 at Page 104 of the Town of Williston Land Records, by Permit Amendment No. WW-4-0415-6 dated December 13, 2012 and recorded in Volume 493 at Page 421, and re-recorded in Volume 494 at Page 136 of the Town of Williston Land Records, by Permit Amendment No. WW-4-0415-8 dated January 14, 2014 and recorded in Volume 509 at Page 69 of the Town of Williston Land Records, by Permit Amendment No. WW-4-0415-9 dated March 24, 2014 and recorded in Volume 510 at Page 808 of the Town of Williston Land Records, by Permit Amendment No. WW-4-0415-10 dated July 11, 2014 and recorded in Volume 515 at Page 116 of the Town of Williston Land Records as revised by WW-4-0415-10R dated October 8, 2014 and recorded in Volume 538 at Page 46 of the Town of Williston Land Records, by Permit Amendment No. WW-4-0415-11 dated September 26, 2014 and recorded in Volume 516 at Page 427 of the Town of Williston Land Records, by Permit Amendment No. WW-4-0415-12 dated December 22, 2014 and recorded in Volume 519 at Page 128 of the Town of Williston Land Records, by Permit Amendment No. WW-4-0415-13 dated October 9, 2015 and recorded in Volume 527 at Page 923 of the Town of Williston Land Records, by Permit Amendment No. WW-4-0415-14 dated May 6, 2016 and recorded in Volume 533 at Page 606 and Page 731 of the Town of Williston Land Records, by Permit Amendment No. WW-4-0415-15 dated August 22, 2016 and recorded in Volume 537 at Page 116 and Page 282 of the Town of Williston Land Records, by Permit Amendment No. WW-4-0415-16 dated November 14, 2016 and recorded in Volume 540 at Page 331 of the Town of Williston Land Records, and by Permit Amendment No. WW-4-0415-19 dated April 12, 2017 and recorded in Volume 543 at Page 241, by Permit Amendment No. WW-4-0415-24 dated April 9, 2018 and recorded in Volume 541 at Page 411, by Permit Amendment No. WW-4-0415-27 dated June 27, 2018 and recorded in Volume 554 at Page 956, and by Permit Amendment No. WW-4-0415-29 dated April 19, 2019 and recorded in

Volume 561 at Page 418; (iv) State of Vermont Land Use Permit No. 4C0887-1R issued December 16, 2009 and recorded in Volume 451 at Page 27 of the Town of Williston Land Records, as amended by State of Vermont Land Use Permit No. 4C0887-1R-A dated October 19, 2011 and recorded in Volume 474 at Page 696 of the Town of Williston Land Records, by Land Use Permit Amendment No. 4C0887-1R-B dated March 30, 2012 and recorded in Volume 481 at Page 127 of the Town of Williston Land Records and re-recorded in Volume 481 at Page 212 of the Town of Williston Land Records, and as further amended by State of Vermont Land Use Permit Amendment No. 4C0887-1R-C dated October 16, 2012 and recorded in Volume 490 at Page 745 of the Town of Williston Land Records, State of Vermont Land Use Permit Amendment No. 4C0887-1R-D dated December 24, 2012 and recorded in Volume 493 at Page 614 of the Town of Williston Land Records and State of Vermont Land Use Permit Amendment No. 4C0887-1R-E dated July 18, 2013 and recorded in Volume 502 at Page 766 of the Town of Williston Land Records, State of Vermont Land Use Permit Amendment No. 4C0887-1R-G dated August 7, 2014 and recorded in Volume 515 at Page 119 of the Town of Williston Land Records, State of Vermont Land Use Permit Amendment No. 4C0887-1R-H dated December 16, 2014 and recorded in Volume 518 at Page 404 of the Town of Williston Land Records, by State of Vermont Land Use Permit Amendment No. 4C0887-1R-I and 4C0720R-6B dated October 30, 2014 and recorded in Volume 517 at Page 156 of the Town of Williston Land Records, and State of Vermont Land Use Permit Amendment No. 4C0887-1R-J dated September 21, 2016 and recorded in Volume 537 at Page 1006 of the Town of Williston Land Records; (v) Authorization to Discharge (Stormwater) Under General Permit No. 3-9015, No. 5064-INDS issued on November 15, 2007, a Notice of Issuance of Stormwater Discharge Permit being recorded in Volume 422 at Page 737 of the Town of Williston Land Records, as amended by Stormwater Discharge Permit No. 5064-INDS.A, Project EJ07-0077 dated February 21, 2012, a Notice of Issuance being recorded in Volume 485 at Page 333 of the Town of Williston Land Records, and by Stormwater Discharge Permit No. 5064-INDSA1 dated November 18, 2014, a Notice of Issuance being recorded in Volume 518 at Page 323 of the Town of Williston Land Records; (vi) Construction General Permit NOI# 5064-9020 issued on July 24, 2007, as amended by Authorization of Notice of Intent #5064-9020.1 dated October 24, 2011, by Construction General Permit (CGP) 3-9020 (Amended 2008), Authorization of Notice of Intent #5064-9020.2 dated February 17, 2012 and by Construction General Permit Authorization of Notice of Intent #5064-9020R dated January 9, 2014; (vii) Public Water System Permit to Construct No. C-1954-07.01, WSID #5098, PIN #EJ07-0077 issued on December 6, 2011; and (viii) Authorization under Vermont General Permit issued by the Department of the Army, Corps of Engineers dated May 20, 2008. Grantor represents and warrants that none of the aforesaid restrictions unreasonably interfere with the property rights conveyed to Grantee herein.

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

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to the Grantee, **TOWN OF WILLISTON**, and its successors and assigns, to their own use and behoof forever; and Grantor, for itself and its successors and assigns, does covenant with Grantee, and 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 same in the manner aforesaid, that the said Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and it hereby engages to **WARRANT and DEFEND** the same against all lawful claims whatever, except as aforementioned.

IN WITNESS WHEREOF, **THE SNYDER TAFT CORNERS LLC**, as evidenced by the signature of its Duly Authorized Agent, does hereby execute this Warranty Deed this 25 day of January, 2021.

THE SNYDER TAFT CORNERS LLC

By: [Signature]
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

Before me, on this 25th day of January, 2021, personally appeared Chris Snyder, Duly Authorized Agent of **THE SNYDER TAFT CORNERS LLC**, known to me to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of **THE SNYDER TAFT CORNERS LLC**.

1/25/21
Date

[Signature]
Notary Public - State of Vermont

Printed Name: Daniel Gaynor
Commission No.: 157.0011327 ✓
Commission Expires: 1/31/21

[Additional Signatures on Following Pages]

FINNEY CROSSING TIC/SOUTH, LLC, a Vermont limited liability company with a place of business in Williston, Vermont and **THE SNYDER RESIDENTIAL INVESTMENTS, LLC**, a Vermont limited liability company with a place of business in Shelburne, Vermont, as the tenant in common owners of **Lot CR-8** as shown on the Plat and Revised Plat, execute this Deed as of the 1st day of February, 2021 for the purpose of conveying all of their right, title and interest in the Lot CR-8 boundary adjustment area that is now included within the boundaries of Holland Lane (New Public Section) as shown on the Revised Plat to the **TOWN OF WILLISTON** and its successors and assigns.

TO HAVE AND TO HOLD the same unto the **TOWN OF WILLISTON**, and its successors and assigns, to their own use and behoof, forever.

FINNEY CROSSING TIC/SOUTH, LLC,
a Vermont limited liability company
By: [Signature]
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

Before me, on this 1 day of February 2021, personally appeared Scott Ruelen, Duly Authorized Agent of **FINNEY CROSSING TIC/SOUTH, LLC**, known to me to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of **FINNEY CROSSING TIC/SOUTH, LLC**.

2/1/21
Date

[Signature]
Notary Public – State of Vermont

Printed Name: HEIDI STUMPPF
Commission No.: 0000829
Commission Expires: 1/31/21



[Additional Signatures on Following Pages]

THE SNYDER RESIDENTIAL INVESTMENTS, LLC

By: [Signature]
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

Before me, on this 25th day of January, 2021, personally appeared Chris Snyder, Duly Authorized Agent of **THE SNYDER RESIDENTIAL INVESTMENTS, LLC**, known to me to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of **THE SNYDER RESIDENTIAL INVESTMENTS, LLC**.

1/25/21
Date

[Signature]
Notary Public – State of Vermont

Printed Name: Parish Gaynon
Commission No.: 157.0011327
Commission Expires: 1/31/21

[Additional Signatures on Following Pages]

IN WITNESS WHEREOF, **PEOPLE'S UNITED BANK**, which holds certain security interests in **Lot CR-8**, as evidenced by: (1) a Mortgage Deed on Lot CR-8 dated February 18, 2014 and recorded in Volume 509 at Page 230 of the Town of Williston Land Records; (2) an Assignment of Rents and Leases dated February 18, 2014 and recorded in Volume 509 at Page 251 of the Town of Williston Land Records; (3) UCC-1 Financing Statement No. 14-264582 filed with the Vermont Secretary of State on February 18, 2014; (4) First Amendment to Commercial Real Estate Mortgage and Assignment of Rents and Leases dated October 24, 2014 and recorded on Volume 516 at Page 1014 of the Town of Williston Land Records; (5) Mortgage dated May 15, 2018 and recorded in Volume 553 at Page 10 of the Town of Williston Land Records; and (6) Assignment of Rents and Leases dated May 15, 2018 and recorded in Volume 553 at Page 33 of the Town of Williston Land Records (collectively, the "Mortgages"), has executed this Deed by its Duly Authorized Agent, as of the 1st day of February, 2021, to partially release from the operation of such Mortgages, the Lot CR-8 boundary adjustment area that is now included within the boundaries of Holland Lane (New Public Section) as shown on the Revised Plat.

PEOPLE'S UNITED BANK

By: Heidi Stumpf
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

Before me, on this 1 day of February, 2021, personally appeared HEIDI STUMPF, Duly Authorized Agent of **PEOPLE'S UNITED BANK**, known to me to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of **PEOPLE'S UNITED BANK**.

2/1/21
Date

Karan Singh Saini
Notary Public - State of Vermont

Printed Name: Karan Singh Saini
Commission No.: 1570613199
Commission Expires: ~~1/31/21~~ 1/31/23

[Additional Signatures on Following Pages]



FINNEY CROSSING APARTMENT OWNERS' ASSOCIATION, INC., a Vermont nonprofit corporation with a place of business in Williston, Vermont, as the owner of **Lot CR-7** as shown on the Plat and Revised Plat, executes this Deed as of the 1st day of February, 2021 for the purpose of conveying all of its right, title and interest in the Lot CR-7 boundary adjustment area that is now included within the boundaries of Holland Lane (New Public Section) as shown on the Revised Plat to the **TOWN OF WILLISTON** and its successors and assigns.

TO HAVE AND TO HOLD the same unto the **TOWN OF WILLISTON**, and its successors and assigns, to their own use and behoof, forever.

FINNEY CROSSING APARTMENT OWNERS' ASSOCIATION, INC.
By: [Signature]
Duly Authorized Agent

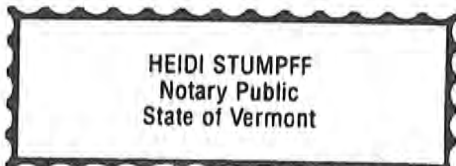
STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

Before me, on this 1 day of February, 2021, personally appeared Scott Rielan, Duly Authorized Agent of **FINNEY CROSSING APARTMENT OWNERS' ASSOCIATION, INC.**, known to me to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of **FINNEY CROSSING APARTMENT OWNERS' ASSOCIATION, INC.**

2/1/21
Date

[Signature]
Notary Public - State of Vermont

Printed Name: Heidi Stumpff
Commission No.: 0000829
Commission Expires: 1/31/21



[Additional Signatures on Following Pages]

IN WITNESS WHEREOF, PEOPLE'S UNITED BANK, which holds certain security interests in Lot CR-7, as evidenced by: (1) a Mortgage Deed on Lot CR-7 dated October 24, 2014 and recorded in Volume 516 at Page 988 of the Town of Williston Land Records; and (2) an Assignment of Rents and Leases dated October 24, 2014 and recorded in Volume 516 at Page 1020 of the Town of Williston Land Records (collectively, the "Mortgages"), has executed this Deed by its Duly Authorized Agent, as of the 1st day of February, 2021, to partially release from the operation of such Mortgages, the Lot CR-7 boundary adjustment area that is now included within the boundaries of Holland Lane (New Public Section) as shown on the Revised Plat.

PEOPLE'S UNITED BANK
By: Heidi Stumpf
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

Before me, on this 1 day of February, 2021, personally appeared HEIDI STUMPF, Duly Authorized Agent of PEOPLE'S UNITED BANK, known to me to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of PEOPLE'S UNITED BANK.

2/1/21
Date

Karan Singh Saini
Notary Public - State of Vermont
Printed Name: Karan Singh Saini
Commission No.: 1570013199
Commission Expires: 1/31/2023

[Additional Signatures on Following Pages]



FINNEY CROSSING TIC/NORTH, LLC, a Vermont limited liability company with a place of business in Williston, Vermont and **THE SNYDER RESIDENTIAL INVESTMENTS, LLC**, a Vermont limited liability company with a place of business in Shelburne, Vermont, as the tenant in common owners of **Lot CR-10** as shown on the Plat and Revised Plat, execute this Deed as of the 1st day of February, 2021 for the purpose of conveying all of their right, title and interest in the Lot CR-10 boundary adjustment area that is now included within the boundaries of Holland Lane (New Public Section) as shown on the Revised Plat to the **TOWN OF WILLISTON** and its successors and assigns.

TO HAVE AND TO HOLD the same unto the **TOWN OF WILLISTON**, and its successors and assigns, to their own use and behoof, forever.

FINNEY CROSSING TIC/NORTH, LLC,
a Vermont limited liability company
By: [Signature]
Duly Authorized Agent

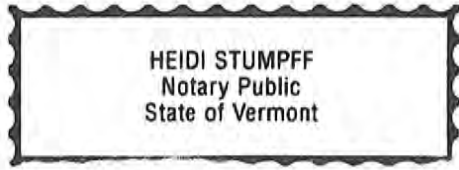
STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

Before me, on this 1 day of February, 2021, personally appeared Scott Rieley, Duly Authorized Agent of **FINNEY CROSSING TIC/NORTH, LLC**, known to me to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of **FINNEY CROSSING TIC/NORTH, LLC**.

2/1/21
Date

[Signature]
Notary Public – State of Vermont

Printed Name: HEIDI STUMPF
Commission No.: 0000829
Commission Expires: 1/31/21



[Additional Signatures on Following Pages]

THE SNYDER RESIDENTIAL INVESTMENTS, LLC

By: [Signature]
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

Before me, on this 25th day of January, 2021, personally appeared Chris Snyder, Duly Authorized Agent of **THE SNYDER RESIDENTIAL INVESTMENTS, LLC**, known to me to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of **THE SNYDER RESIDENTIAL INVESTMENTS, LLC**.

1/25/21
Date

[Signature]
Notary Public – State of Vermont

Printed Name: Daniel Gagnon
Commission No.: 157.0011327
Commission Expires: 1/31/21

[Additional Signatures on Following Pages]

IN WITNESS WHEREOF, **PEOPLE'S UNITED BANK**, which holds certain security interests in **Lot CR-10**, as evidenced by: (1) a Mortgage Deed on Lot CR-10 dated February 7, 2013 and recorded in Volume 495 at Page 625 of the Town of Williston Land Records; (2) an Assignment of Rents and Leases dated February 7, 2013 and recorded in Volume 495 at Page 646 of the Town of Williston Land Records; (3) Mortgage dated May 15, 2018 and recorded in Volume 553 at Page 51 of the Town of Williston Land Records; and (4) Assignment of Rents and Leases dated May 15, 2018 and recorded in Volume 553 at Page 72 of the Town of Williston Land Records (collectively, the "Mortgages"), has executed this Deed by its Duly Authorized Agent, as of the 1st day of February, 2021, to partially release from the operation of such Mortgages, the Lot CR-10 boundary adjustment area that is now included within the boundaries of Holland Lane (New Public Section) as shown on the Revised Plat.

PEOPLE'S UNITED BANK

By: Heidi Stumpf
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

Before me, on this 1 day of February, 2021, personally appeared Heidi Stumpf, Duly Authorized Agent of **PEOPLE'S UNITED BANK**, known to me to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of **PEOPLE'S UNITED BANK**.

2/1/21
Date

Karan Singh Saini
Notary Public - State of Vermont

Printed Name: Karan Singh Saini
Commission No.: 1570013199
Commission Expires: 1/31/21 1/31/23

[Additional Signatures on Following Pages]



FINNEY CROSSING APARTMENTS/M3, LLC, a Vermont limited liability company with a place of business in Williston, Vermont, as the owner of Lot CR-17 as shown on the Plat and Revised Plat, executes this Deed as of the 1st day of February, 2021 for the purpose of conveying all of its right, title and interest in the Lot CR-17 boundary adjustment area that is now included within the boundaries of Holland Lane (New Public Section) as shown on the Revised Plat to the TOWN OF WILLISTON and its successors and assigns.

TO HAVE AND TO HOLD the same unto the TOWN OF WILLISTON, and its successors and assigns, to their own use and behoof, forever.

FINNEY CROSSING APARTMENTS/M3, LLC

By: [Signature]
Duly Authorized Agent

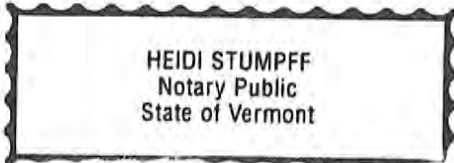
STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

Before me, on this 1 day of February, 2021, personally appeared Scott Breley, Duly Authorized Agent of FINNEY CROSSING APARTMENTS/M3, LLC, known to me to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of FINNEY CROSSING APARTMENTS/M3, LLC.

2/1/21
Date

[Signature]
Notary Public - State of Vermont

Printed Name: HEIDI STUMPF
Commission No.: 0000829
Commission Expires: 1/31/21



[Additional Signature on Following Page]

IN WITNESS WHEREOF, **PEOPLE'S UNITED BANK**, which holds certain security interests in **Lot CR-17**, as evidenced by: (1) a Mortgage Deed on Lot CR-17 dated March 13, 2012 and recorded in Volume 480 at Page 607 of the Town of Williston Land Records; (2) an Assignment of Rents and Leases dated March 13, 2012 and recorded in Volume 480 at Page 625 of the Town of Williston Land Records; (3) UCC No. 12-248548 filed with the Vermont Secretary of State on March 14, 2012; (4) First Amendment to Commercial Real Estate Mortgage and Assignment of Rents and Leases dated October 24, 2014 and recorded in Volume 516 at Page 1009 of the Town of Williston Land Records; (5) a Mortgage Deed on Lot CR-17 dated May 15, 2018 and recorded in Volume 553 at Page 86 of the Town of Williston Land Records; (6) an Assignment of Rents and Leases dated May 15, 2018 and recorded in Volume 553 at Page 106 of the Town of Williston Land Records (collectively, the "Mortgages"), has executed this Deed by its Duly Authorized Agent, as of the 1st day of February, 2021, to partially release from the operation of such Mortgages, the Lot CR-17 boundary adjustment area that is now included within the boundaries of Holland Lane (New Public Section) as shown on the Revised Plat.

PEOPLE'S UNITED BANK

By: Heidi Stumpf
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

Before me, on this 1 day of February, 2021, personally appeared HEIDI STUMPF, Duly Authorized Agent of **PEOPLE'S UNITED BANK**, known to me to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of **PEOPLE'S UNITED BANK**.

2/1/21
Date

Karan Singh Saini
Notary Public - State of Vermont

Printed Name: Karan Singh Saini
Commission No.: 1570013199
Commission Expires: 12/31/21 1/31/2023

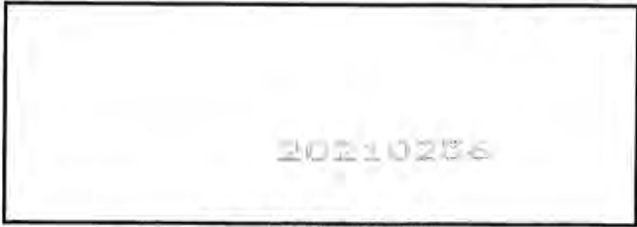


END OF DOCUMENT

E-Filed

DM

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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5v3rsh

Web request key / Verification code

For Town Use Only

TRANSFERORS (Sellers)

SNYDER TAFT CORNERS, LLC (THE)
 4076 SHELBURNE ROAD, SUITE 6
 SHELBURNE, VT 05482-0000

TRANSFEREES (Buyers)

TOWN OF WILLISTON
 7900 WILLISTON ROAD
 WILISTON, VT 05495-0000

*Any additional transferors or transferees are listed at the bottom of this page

Date Acquired by Transferor: Apr-04-2019	Date of this Closing: Feb-11-2021	Land Size (acres): 0.00	
Property Physical Location:	City/Town:	SPAN#	Check if property is located in multiple cities or towns <input type="checkbox"/>
HOLLAND LANE (PUBLIC STREET)	Williston	759-241-14364	This sale did not involve land <input checked="" type="checkbox"/>
Buyer Seller relationship type:	If other, description:		
If transfer is exempt from Property Transfer Tax: 02 - 32 V.S.A. § 9603 (2)	If other, description: Roadway		
Interest in property: Other	If other, description:		
If "undivided" percent of interest:	If other, description:		
Type of building construction: None	If other, description:		
Transferors use of property before transfer: Open Land	If other, description:		
Transferees use of property after transfer: Other	If other, description: Public Roadway		
Will the property be rented after transfer? No	Enrolled in the Current Use Program? No		
Have development rights been conveyed separately? No	New owner elects to continue current use enrollment? No		
Does the transferee hold title to any adjoining property: No			
Value paid or transferred as defined in 32 V.S.A. § 9601(6)	\$0.00		
Value paid or transferred for personal property	\$0.00		
Value paid or transferred for real property	\$0.00		
Tax Due	\$0.00		

Preparer's Name: GRAVEL & SHEA P.C
Preparer's Address: BURLINGTON, VT 05402-0369

Preparer's Phone: (802) 658-0220
Preparer's E-mail: RETAX@GRAVELSHEA.COM

Additional Transferor (S) / Transferee (B)

Transferee's Name TOWN OF WILLISTON
Property Location HOLLAND LANE (PUBLIC STREET)
Date of this Closing Feb-11-2021

NOTE: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

This serves as notice that:

- The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. chapter 64 and building, zoning and subdivision regulations;
- The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. chapter 151;
- The parties have an obligation to investigate and disclose knowledge regarding flood regulation affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency.

Town Clerk - Sign into your myVtax account to enter this recording information. After you have entered the recording information print a copy to deliver to the primary Transferee per 32 V.S.A 9607.

This section to be completed by Town or City Clerk

Book Number <u>TP 17</u>	Page Number <u>519-532</u>	Grand List year <u>2020/2021</u>
City or Town <u>Williston</u>	Parcel ID Number <u>08-143-010505</u>	Date of Record <u>February 10, 2021</u>
Grand List Value <u>8,624,800</u>	Grand List Category <u>08</u>	SPAN <u>759-241-14364</u>
Comments, additional information, etc.		

- Duplicate Return Suspected Portion of the property sold/subdivision Original Return Waiting on Deed
Deed Acknowledgment and Return Received

21-256

SIGNED [Signature] Asst. Clerk DATE 2/10/2021

For Town Use Only