WILLISTON, VT TOWN CLERK'S OFFICE

Received Feb 18,2021 02:55P

Recorded in VOL: 17 PG: 545- 545

Of Williston Land Records

District 5
Certcode 0417-0

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

ATTEST: Sarah Mason, Town Clerk

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:

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	<del>-1.96</del> - 2.11		<del>56.31</del> 56.46	0.000
State Highway	18.642	0		18.642	0.000
Total	92.272	<del>1.96</del> 2.11		<del>-94.23</del> 94.382	0.000
Class 1 Lane	0.000	see nex	t page for detai	lls about the mileage a S.Moulton VTrans 2	
Class 4	2.42			,	0.000
Legal Trail	0.80				
W HIGHWAYS: P	mour St 0.17 Holland Ln 0.2	6 Stillwater Ln 0.07 Marke	of Completion	and Opening".	ike Way 0.08
W HIGHWAYS: P	mour St 0.17 Holland Ln 0.2 ease attach SIGNE	men's "Certificate 6 Stillwater Ln 0.07 Market D copy of proceed	of Completion  1 St 0.10 Day Ln 0.12 C	and Opening".  Senter St 0.02 Madison Dr 0.12 Ja  of meeting).	
W HIGHWAYS: P	lease attach Selectromour St 0.17 Holland Ln 0.2 ease attach SIGNE IEASURED: Pleas	men's "Certificate 6 Stillwater Ln 0.07 Market D copy of proceed see attach SIGNED opy of order design	of Completion  St 0.10 Day Ln 0.12 C  lings (minutes of copy of proceed)	and Opening".  Senter St 0.02 Madison Dr 0.12 Ja  of meeting).  dings (minutes of mee	ting).
W HIGHWAYS: P  10 0.76 Dunmore Ln 0.26 Sey  SCONTINUED: PI  CLASSIFIED/REM  ENIC HIGHWAYS:  E ARE NO CHANG	lease attach Selectromour St 0.17 Holland Ln 0.2 ease attach SIGNE TEASURED: Pleas TEASURED attach a co	men's "Certificate 6 Stillwater Ln 0.07 Market D copy of proceed se attach SIGNED opy of order design	of Completion  St 0.10 Day Ln 0.12 C  lings (minutes of copy of proceed)	and Opening".  Senter St 0.02 Madison Dr 0.12 Ja  of meeting).  dings (minutes of mee	ting).
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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

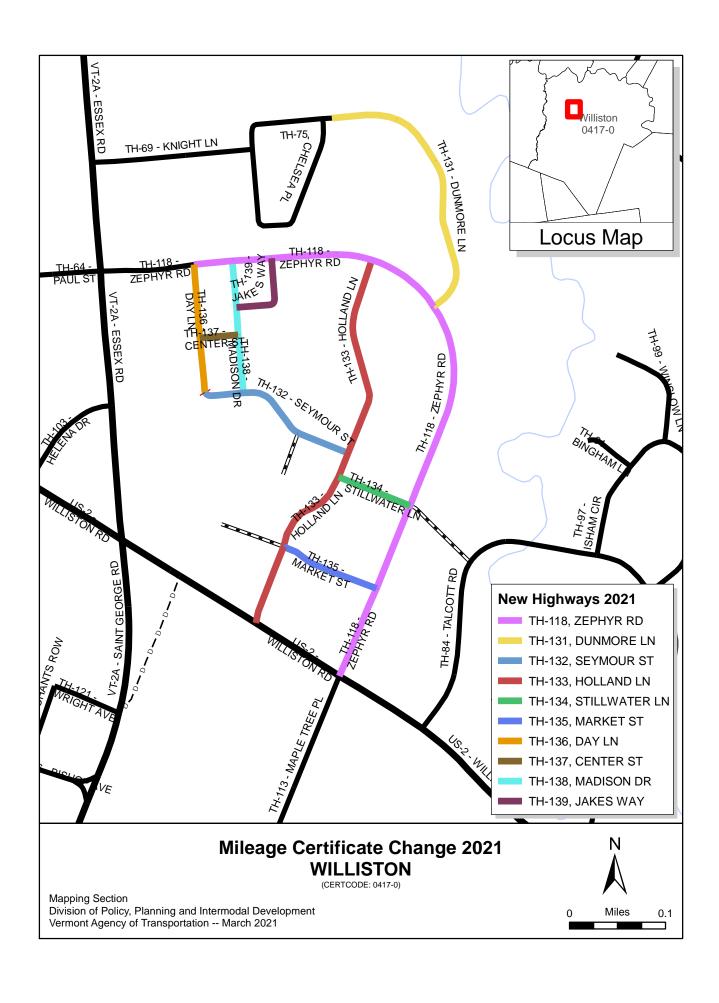
#### WILLISTON

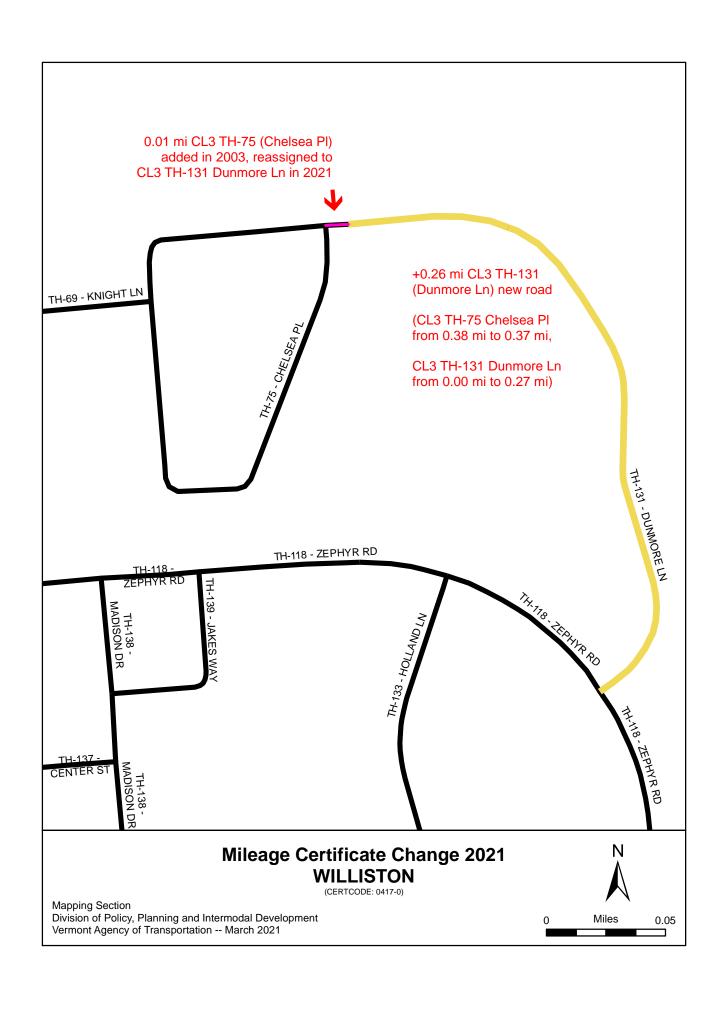
## 2021 Mileage Certificate New Highways

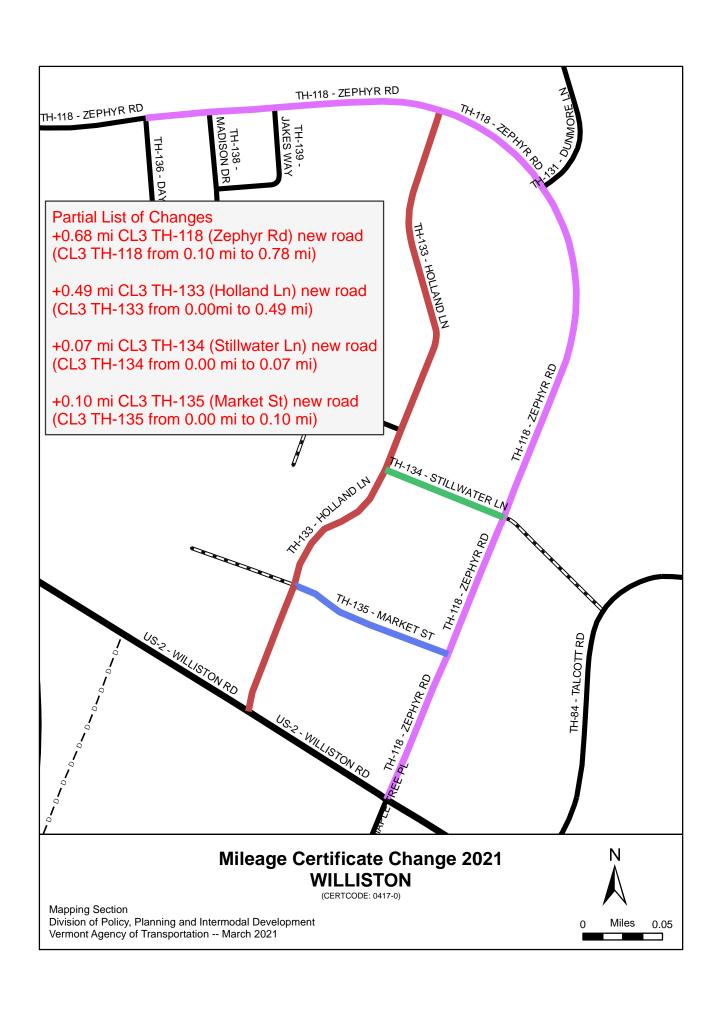
3/11/2021 S.Moulton, VTrans-PPID-Mapping Section

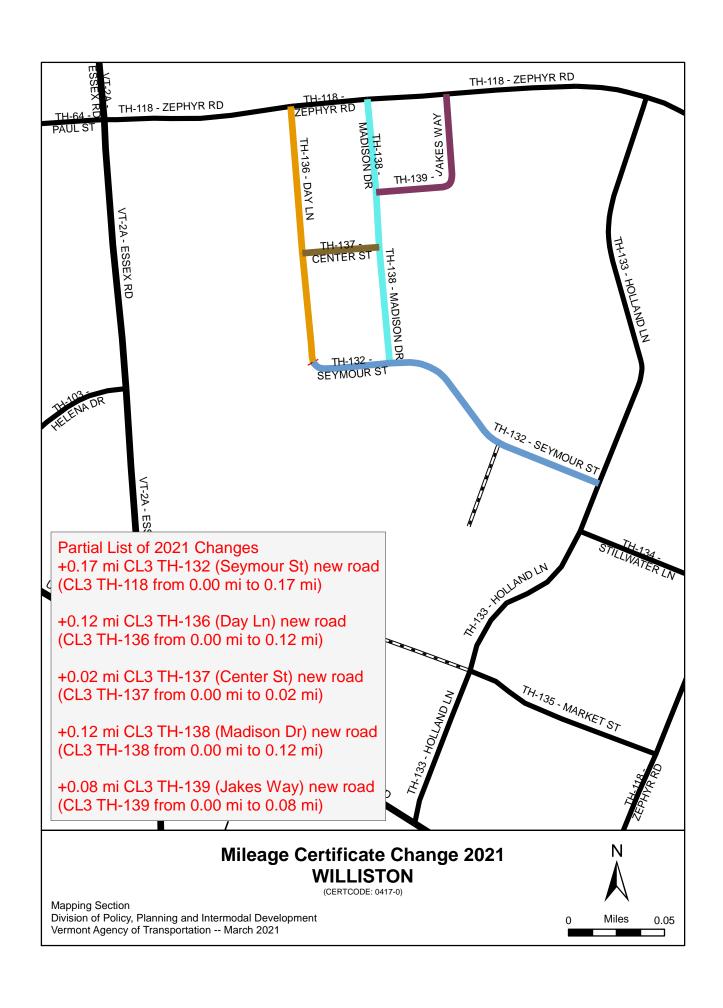
#### 10 highways list

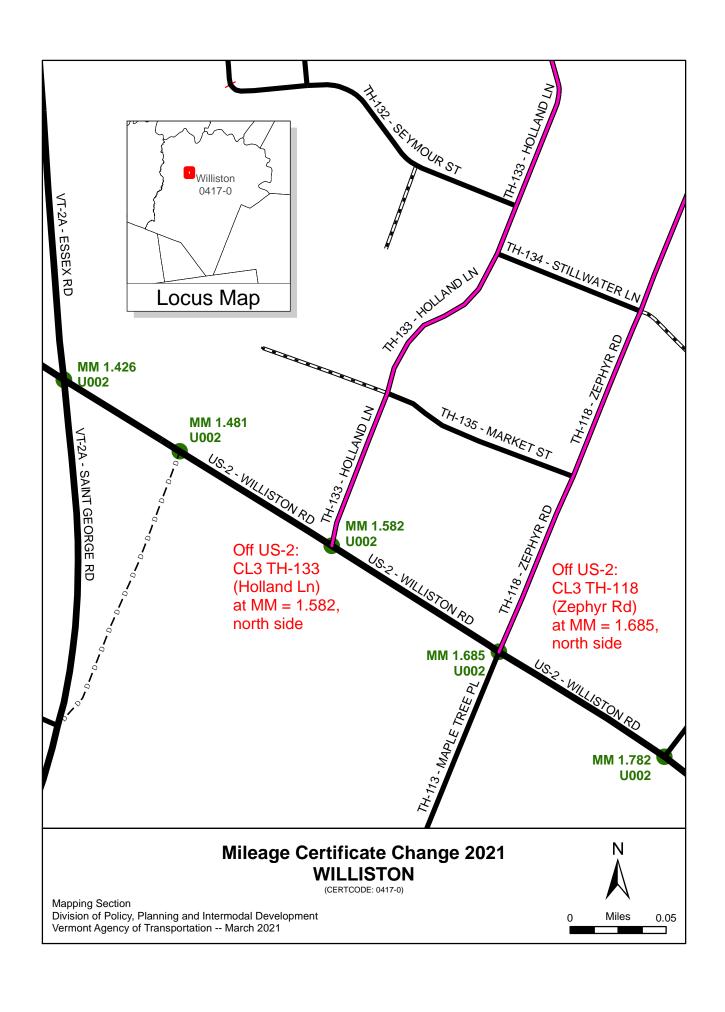
	Wiliston Mileage On Certificate	Town Highway Number	Comment	FINAL MILEAGE
Zephyr Rd	0.76	TH-118	The northwestern-most section of Zephyr Rd is already a Class 3 town highway added to the town highway map in 2008, CL3 TH-118 for 0.10 miles. According to VTrans GIS calculations, the remaining length of 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











#### 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 <br/>
Sent: Wednesday, March 3, 2021 11:01 AM<br/>
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 <<u>Sara.Moulton@vermont.gov</u>>

**Sent:** Wednesday, March 3, 2021 10:28 AM **To:** Bruce Hoar <br/> **bhoar@willistonvt.org>** 

Cc: AOT - Mileage Certificates < AOT. Mileage Certificates @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 < <a href="mailto:bhoar@willistonvt.org">bhoar@willistonvt.org</a> Sent: Friday, February 26, 2021 12:56 PM

To: Moulton, Sara <Sara.Moulton@vermont.gov>

Cc: AOT - Mileage Certificates < AOT. Mileage Certificates @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 <br/>bhoar@willistonvt.org>

Cc: AOT - Mileage Certificates < AOT. Mileage Certificates @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

	Wiliston 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
	1.96	_				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. <u>Public Comment – General Issues</u>

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. <u>Comfort Dog Program Update</u>

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.

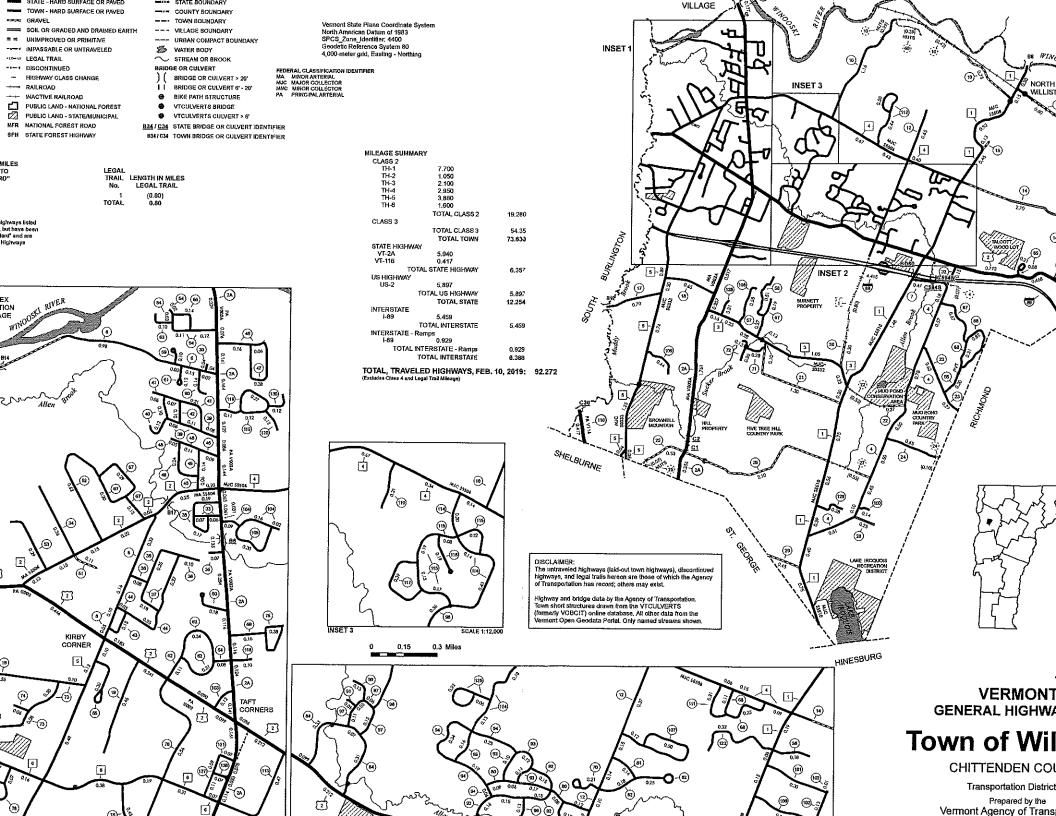
#### 10. Executive Session and/or Adjournment

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),

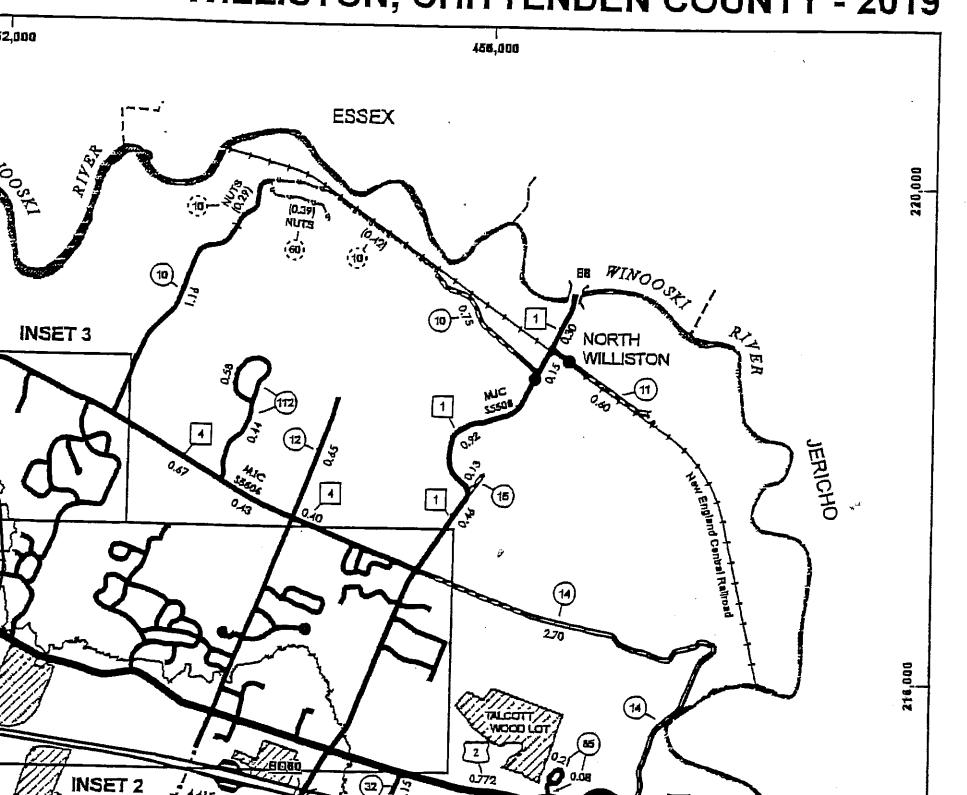
and to invite the Town Manager to attend. VOTING by rollcall: unanimous (3-0); motion carried.

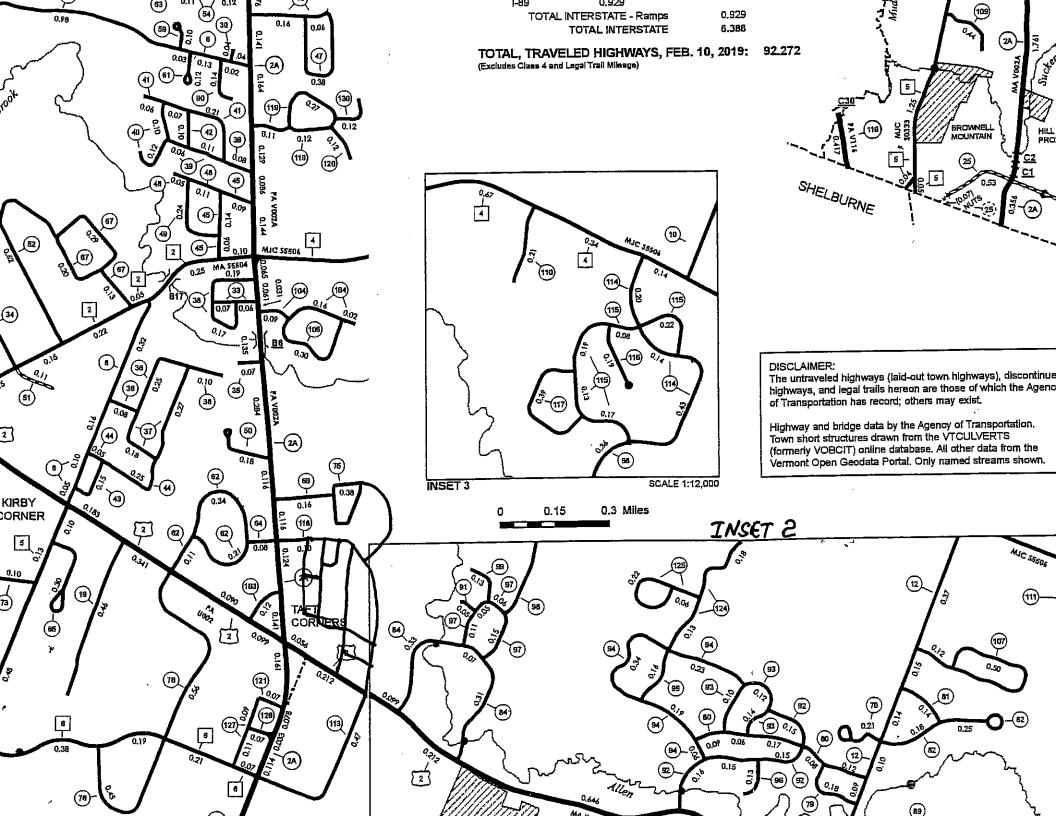
The Selectboard entered Executive Session at 8:30 PM. Macaig closed Executive Session and adjourned the meeting at 8:45 PM.

RScty by tape: MERiordan



# WILLISTON, CHITTENDEN COUNTY - 2019





	of a HIGHWAY fo	or PUBLIC TRAVEL		Certificate Year: 2021
				Highway Class: 3
Sarah Mason	Town	Clerk of the Town	of	Town Highway #: 137
(Clerk's Name)	(City/Town/Village	e) (City/Tow		0.00
Williston (City/Town/Vilage Name)	, Vermont.			Mileage: 0.02
Pursuant to Title 19, V.S.	A., Chapter 7, this is to cert	ify that the following desc	cribed section of	Class 3
Highway in the Town	of Williston			(1,2,3 or 4)
(City/Town/V			OMPLETED AN	ND OPENED
FOR PUBLIC TRAVEL	Pebruary 2 (Month - Day)	, 2021 (Year)		
DESCRIPTION OF RIGH (Include road name and inte	IT OF WAY: rsecting town highway numbe	ers)		
			ATTEST: Sarah	Mason, Town Clerk
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the Town of (City/Town/Village)	Williston	by the Town	Clerk of sa	
	(City/Town/Village Name) erence and attested to on sa	(City/Town/Vill	clerk.	(City/Town/Village)
1	and the same and t	(City/Town/Vi		
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nd the Manager/Mayor of	the City/Town/Village of	Williston (City/Town/Village Name)		•
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OR PUBLIC TRAVEL, R	ECORDED IN BOOK TO	7 ON PAGE 533	_ OF THE TOW	A POWER SINGER CORDS
OF THE Town OF (City/Town/Village)	Williston (City/Town/Village Name)	ON THE	DAY OF FEL	d, Highway, etc.)
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evision 12/2020		(City/Town/Village) CLERK O	Williston (City/Town/Village Name)	,VERMONT
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Certificate Year: \_\_\_\_\_2021

				Highway Class:3
Sarah Mason	Town	Clerk of the Tow	n of	Town Highway #: 136
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Williston (City/Town/Vilage Name)	, Vermont.			Mileage: 0.
Pursuant to Title 19, V.S.	A., Chapter 7, this is to ce	rtify that the following	g described section of	F Class 3 (1,2,3 or 4)
Highway in the Town	of Williston		was COMPLETED A	
City/Town) FOR PUBLIC TRAVEL	(	Village Name) 2021		
OR TOBLIC TRAVEL	(Month - Day)	, (Year)		
			M 1 1 m 1	TOWN CLERK'S OFFICE 18,2021 02:55P
DESCRIPTION OF RIG			Recorded in VC	
(Include road name and int	ersecting town highway numl	bers)	Of Williston &	and Records
			ATTEST: Sarah	Mason: Town Clerk
Day Ln (See Attache	d)			
and as shown on a Highw	/ay Map of the Town (City/Town/Village	of Williston	(City/Town/Village Name)	,
dated February 8		filed in Book 17	on page 462-464	of the Records of
(Month - Day)	(Year)	(Book #)	(Page #)	- The control of the control of
he Town (City/Town/Village)	f Williston (City/Town/Village Name)	by the Town	Clerk of s	aid Town (City/Town/Village)
Dated at Williston (City/Town/Village Name) his day of	C 1	County of Chittenden (County Name)	an	d State of Vermont,
(Date - Day)	(Date - Month)	(Date - Year)		BOARD
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		(City/Town/Village)	(City/Town/Village Nam	ne)

Certificate Year: \_\_2021

				Highway Class:	3
Sarah Mason	Town	Clerk of the Town	of	Town Highway #:	139
(Clerk's Name)	(City/Town/Village		City/Town/Village)	Mileage:	0.0
Williston (City/Town/Vilage Name)	, Vermont.			wineage	Graph (
Pursuant to Title 19 V	S.A., Chapter 7, this is to certi	ify that the following	dosaribad sastian at	Class 3	
		ity that the following	described section of	(1,2,3 or 4)	
Highway in the Town	of Williston (City/Town/Village)		as COMPLETED A	ND OPENED	
FOR PUBLIC TRAVEI	(,	2021 (Year)			
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dated February 8 (Month - Day)	, <u>2021</u> , and fil	led in Book 17 (Book #)	on page 462-464 (Page #)	of the Records	of
the Town	of Williston	by the Town	Clerk of s	aid Town	
(City/Town/Village)	(City/Town/Village Name) reference and attested to on sa	(City/T	own/Village)	(Clty/Town/Village)	-
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Manager/Mayor Signature) and the Manager/Mayor	of the City/Town/Village of	Williston			
		(City/Town/Village Name)		-1	
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	VEDMONT	Eph	Calman 18	2021	***
WILLISTON	, VERMONT	(Month - Day)	way 18.	2021 (Year)	***
WILLISTON City/Town/Village Name)	,	,	way 18,	2021 (Year)	
WILLISTON City/Town/Village Name) THE ABOVE IS A TRUE	E COPY OF THE DESCRIPTI	,	HIGHWAY CO	(Year)  MPLETED AND O	
WILLISTON City/Town/Village Name) THE ABOVE IS A TRUE	E COPY OF THE DESCRIPTI , RECORDED IN BOOK TO (	ON OF CLASS 3 (1,2,3 or	of the lan	n Angeodin REC	PEN
WILLISTON City/Town/Village Name)  THE ABOVE IS A TRUE FOR PUBLIC TRAVEL, OF THE Town	E COPY OF THE DESCRIPTI RECORDED IN BOOK [600k#]	ON OF CLASS 3 (1,2,3 or PAGE 5 ) ON PAGE (Page ON THE )	OF THE LOW	. 1	PEN
WILLISTON City/Town/Village Name) THE ABOVE IS A TRUE FOR PUBLIC TRAVEL,	E COPY OF THE DESCRIPTION OF THE DESCRIPTION OF WIlliston (City/Town/Village Name)	ON OF CLASS 3 (1,2,3 or ) ON PAGE 5 3 (Page ON THE 1	OF THE LOW	n Angeodin REC	PEN
WILLISTON City/Town/Village Name)  THE ABOVE IS A TRUE FOR PUBLIC TRAVEL, OF THE Town (City/Town/Village)  (City/Town/Village)	E COPY OF THE DESCRIPTION OF THE DESCRIPTION OF WIlliston (City/Town/Village Name)	ON OF CLASS 3 (1,2,3 or page 5 3) ON PAGE 5 3 (Page ON THE 5) (Page ON THE 5)	OF THE OUT (La gray) DAY OF GO	n Angeodin REC	PEN

Certificate Year: 2021

				Highway Class: 3
Sarah Mason (Clerk's Name)	Town	Clerk of the Town	of	Town Highway #:138
Williston (City/Town/Vilage Name)	(City/Town/Village Vermont,	(City/	Town/Village)	Mileage:0.12
Pursuant to Title 19, V.S.	A., Chapter 7, this is to certi	ify that the following de	escribed section of	f Class 3
Highway in the Town	of Williston		COMPLETED A	(1,2,3 or 4) ND OPENED
(City/Town/A FOR PUBLIC TRAVEL		age Name) 2021 (Year)		
	rsecting town highway numbe	ers)	Received Feb Recorded in V Of Williston	DL: 17 PG: 536- 536
Madison Drive (See A	ttached)			
and as shown on a Highw	ay Map of the Town	of Williston		
dated February 8 (Month - Day)	(City/Town/Village)	led in Book 17 (Gity	/Town/Village Name) On page 462-464 (Page #)	of the Records of
the Town Of	Williston (City/Town/Village Name)	by the Town	Clerk of s	
	erence and attested to on sa	id map by said Town (City/Town	Clerk.	(City/Town/Village)
Dated at Williston	, Count	ty of Chittenden (County Name)	ar	nd State of Vermont,
this day of	(Date - Month)	O., dela (Date - Year)		BOARD
7 00				OF
(Selectman/Alderman/Trustee Signature)	7,	(Selectman/Alderman/Trustee Si	gnature)	SELECTMEN,
(Selectman/Atterman/Trustee Signature)	1	(Selectman/Alderman/Trustee Si	gnature)	ALDERMAN,
(Selectman/Alderman/Trustee Signature)		(Selectman/Alderman/Trustee Si	gnature)	or TRUSTEES
(Manager/Mayor Signaturo)				
and the Manager/Mayor o		Williston (City/Town/Village Name)		20
******	******		*****	*****
WILLISTON	, VERMONT	Februa	m 18 .	2021
(City/Town/Village Name)		(Month - Day)	1	(Year)
THE ABOVE IS A TRUE	COPY OF THE DESCRIPTION	ION OF CLASS 3 (1,2,3 or 4)	_HIGHWAY CO	MPLETED AND OPENED
FOR PUBLIC TRAVEL, R	RECORDED IN BOOK (Book#	1 / ON PAGE 53(Page #)	OF THE TOU	and, Highway, etc.)
2021 (City/Town/Village) 2:	(City/Town/Village Name)  O'CLOCK, P	ON THE 18 (Date - Di	DAY OF <u>fe</u>	te – Month)
(Date – Year) (Time)	A	ATTEST:	all 10	nas
Revision 12/2020		(Clerk's Name)	OF William	ymai lat
X6V151011 12/2020		Town CLERK (City/Town/Village)	OF Williston (City/Town/Village Nam	,VERMONT

Certificate Year: 2021

				Highway Class: 3
Sarah Mason	Town	Clerk of the Town	of	Town Highway #: 118
(Clerk's Name)	(City/Town/Village)		ity/Town/Village)	0.00
Williston	, Vermont.			Mileage: +0.68
(Cily/Town/Vilage Name)				
Pursuant to Title 19, V.S.A	A., Chapter 7, this is to certif	fy that the following	described section of	
Highway in the Town (City/Town/Vi	of Williston (City/Town/Village)	Wang Name)	as COMPLETED A	ND OPENED
FOR PUBLIC TRAVEL o		, 2021 (Year)		
	rsecting town highway number	s)	Received Feb 1 Recorded in VC Of Williston L	L: 17 PG: 537- 537
Zephyr Road(see atta	ched)			TOWN VICEN
and as shown on a Highwa	ay Man of the Town	of Williston		
_	(City/Town/Village)		City/Town/Village Name)	
(Month - Day)	$\phantom{aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa$	ed in Book 1/ (Book #)	on page 462-464	of the Records of
he Town of	Williston	by the Town	(Page #) Clerk of s	aid Town
(City/Town/Village)	(City/Town/Village Name) erence and attested to on said	(City/To	wn/village)	(City/Town/Village)
Dated at Williston  [ICity/Town/Village Name]	C .	of Chittenden	own/village) an	d State of Vermont,
his <u></u> day of	(Date - Month)	(Date - Year)		BOARD
7 m	C	(000 / 100)		OF
Selectman/Alderman/Trustee Signature)		(Selectman/Alderman/Trustee	Signature)	SELECTMEN
Selectman/Alderman/Trustee Signature)	<u> </u>	(Selectman/Alderman/Trustee	Signature)	ALDERMAN
Selectman/Alderman/Trustee Signature)		(Selectman/Alderman/Trustee	Signature)	or TRUSTEES
Manager/Mayor Signature) and the Manager/Mayor of	f the City/Town/Village of	Willisdon		
	,	City/Town/Village Name)		
****	********	*******	******	******
		-1-		
Villiston	, VERMONT	Tebrus (Month - Day)	iny 18,	2021_ (Year)
Villiston City/Town/Village Name)		Tebrue (Month - Day)	lpy 18 , highway co	ZOZ↓ <sup>(Year)</sup> MPLETED AND OPENE
Villiston City/Town/Village Name) CHE ABOVE IS A TRUE COR PUBLIC TRAVEL, RI	COPY OF THE DESCRIPTION ECORDED IN BOOK (Book#)	DN OF CLASS 3 ON PAGE 5 (Page i	37 OF THE 101	10.000 /6
Williston City/Town/Village Name) THE ABOVE IS A TRUE COOR PUBLIC TRAVEL, RI	ECORDED IN BOOK (Book #)  Williston (City/Town/Village Name)	7 ON PAGE 53	OF THE 101 DAY OF FE	MPLETED AND OPENE  MPLETED AND OPENE  MORE AND
Williston City/Town/Village Name) CHE ABOVE IS A TRUE COOR PUBLIC TRAVEL, RI	COPY OF THE DESCRIPTION ECORDED IN BOOK (Book#) Williston	7 ON PAGE $5\frac{1,2,3}{5}$ ON PAGE $\frac{5}{5}$ ON THE $\frac{18}{18}$	OF THE 101 DAY OF FE	10.000 /6
Williston City/Town/Village Name) CHE ABOVE IS A TRUE COOR PUBLIC TRAVEL, RIPOR THE Town OF City/Town/Village) (City/Town/Village) (City/Town/Village)	ECORDED IN BOOK (Book #)  Williston (City/Town/Village Name)	7 ON PAGE $5\frac{1,2,3}{5}$ ON PAGE $\frac{5}{5}$ ON THE $\frac{18}{18}$	DAY OF THE TOLE DAY OF FELL OF THE TOLE OF	10.000 /6

Certificate Year: \_\_2021

			Highway Class:	3
Town	Clerk of the Toy	vn of	Town Highway #:	132
(City/Town/Village)	Cicir of the	(City/Town/Village)	The state of the s	0.17
, Vermont.			Willeage	rys lys
A Chapter 7 this is to corti	fy that the fallowin	a dagarihad aastisu st	Colors 3	
			(1,2,3 or 4)	
		was COMPLETED A	ND OPENED	
On February 2 (Month - Day)	2021 (Year)			
IT OF WAY				
	rs)	Recorded in VO Of Williston L	L: 17 PG: 538- : and Records	38
ached)				
ay Map of the Town	of Williston			
(City/Town/Village) 2021 and file	ed in Book 17	(City/Town/Village Name)	of the Records of	f
(Year)	(Book#)	(Page #)	of the Records o	1
f Williston	by the Town	Clerk of s	aid Town	
erence and attested to on said		Cititi		
Count	v of Chittenden	an	d State of Vermont	
CI	(County Name)	an	d State of Vermoni,	
(Date - Month)	(Date - Year)		BOA	RD
C			OF	
	(Selectman/Alderman/Trus	itee Signature)	SELECT	ME
	(Selectman/Alderman/Trus	tee Signature)	ALDER	MAI
	(Selectman/Alderman/Trus	tee Signature)	or TRUS	TEE
	<b>(</b>			
f the City/Town/Village of V	Villiston			
			-	
********	******	******	******	***
VEDMONT	To	hanna 18	2821	
	(Month - Day	10000	(Year)	
COPY OF THE DESCRIPTION	(Month - Day	HIGHWAY CO	(Year)  MPLETED AND OF	EN
COPY OF THE DESCRIPTION	17 ON PAGE $\int_{0.025}^{(1,2,3)}$	of the 10t	A Pricedingeco	
COPY OF THE DESCRIPTION RECORDED IN BOOK (Book#)	7 ON PAGE 5 ON THE 1	or 4) 28 OF THE <u>JOL</u> 8 DAY OF <u>J-</u> C.	1-0-4	
COPY OF THE DESCRIPTION  RECORDED IN BOOK (Book#)  Williston (City/Town/Village Name)  O'CLOCK, P	$ \begin{array}{c} 17 \text{ ON PAGE } \stackrel{\text{(1.2.3)}}{\stackrel{\text{(1.2.3)}}}{\stackrel{\text{(1.2.3)}}{\stackrel{\text{(1.2.3)}}}{\stackrel{\text{(1.2.3)}}{\stackrel{\text{(1.2.3)}}{\stackrel{\text{(1.2.3)}}}{\stackrel{\text{(1.2.3)}}{\stackrel{\text{(1.2.3)}}}{\stackrel{\text{(1.2.3)}}{\stackrel{\text{(1.2.3)}}}{\stackrel{\text{(1.2.3)}}{\stackrel{\text{(1.2.3)}}}{\stackrel{\text{(1.2.3)}}}{\stackrel{\text{(1.2.3)}}{\stackrel{\text{(1.2.3)}}}{\stackrel{\text{(1.2.3)}}}{\stackrel{\text{(1.2.3)}}}{\stackrel{\text{(1.2.3)}}}{\stackrel{\text{(1.2.3)}}}{\stackrel{\text{(1.2.3)}}}{\text{(1.$	or 4) OF THE IOL	A Pricedingeco	
COPY OF THE DESCRIPTION  RECORDED IN BOOK (Book #)  Williston (City/Town/Village Name)	ON PAGE $\int_{(Par)}^{(1,2,3)} ON THE \int_{(Par)}^{(1,2,3)} ON THE \int_{(Par)}^{(Par)} ON $	or 4) 28 OF THE <u>JOL</u> 8 DAY OF <u>J-</u> C.	A Pricedingeco	
COPY OF THE DESCRIPTION  RECORDED IN BOOK (Book#)  Williston (City/Town/Village Name)  O'CLOCK, P	ON PAGE $\int_{(Par)}^{(1,2,3)}$ ON THE $\int_{(Dar)}^{(1,2,3)}$ ATTEST: $\int_{(Clerk's)}^{(Clerk's)}$	or 4) 38 OF THE 101 88 DAY OF Fell (Cat	A Pricedingeco	ORD
	(City/Town/Village)  A., Chapter 7, this is to certi  of Williston  (City/Town/Village)  (City/Town/Village)  (City/Town/Village)  (City/Town/Village)  (City/Town/Village)  (City/Town/Village)  (City/Town/Village)  (City/Town/Village Name)  erence and attested to on said  (City/Town/Village Name)  f the City/Town/Village of Village of Vill	(City/Town/Village)  Vermont.  A., Chapter 7, this is to certify that the following of Williston  (City/Town/Village Name) (City/Town/Village Name) (City/Town/Village) (City/Town/Village) (City/Town/Village) (City/Town/Village) (City/Town/Village) (City/Town/Village) (City/Town/Village Name) (City/Town/Village Name) (City/Town/Village Name) (City/Town/Village Name) (County of Chittenden (County Name) (Cate - Wear) (Cate - Wear) (Selectman/Alderman/Trus (Selectman/Ald	A., Chapter 7, this is to certify that the following described section of of Williston was COMPLETED Al (City/Town/Village Name) was COMPLETED Al (Year) WILLISTON, VT Received Feb 1 Recorded in Villiston Recorded in Villiston and February 2 (City/Town/Village) of Williston Recorded in Villiston ATTEST: Surah (City/Town/Village) (City/Town/Village Name) (City/Town/Village Name) (City/Town/Village Name) (City/Town/Village Name) (City/Town/Village Name) (City/Town/Village Name) (City/Town/Village) (City/	Town Highway #:    Clerk of the   Town   Cley/Town/village)   Town Highway #:   Mileage:

Certificate Year: 2021

					Highway Class:3
Sarah Mason	, Town	Clerk of the	Town	of	Town Highway #:131
(Clerk's Name) Williston	(City/Town/Village)		(City/Town/Village)		Mileage: 0.27
(City/Town/Vilage Name)	, Vermont.				
Pursuant to Title 19, V.S.A.	, Chapter 7, this is to certi	fy that the follov	ving described se	ction of C	+0.26 mi CL3 Class 3 Dunmore Ln
Highway in the Town	of Williston		_ was COMPLE		(1,2,3 or 4) +0.01 mi
(City/Town/Villa	, , , , , , , , , , , , , , , , , , , ,	ge Name)	_ was cown bb	TED TIT	D OPENED reassigned fr CL3 TH-75
FOR PUBLIC TRAVEL on	February 2 (Month - Day)	, (Year)			Chelsea Pl
DESCRIPTION OF RIGHT (Include road name and interso		s)	Receive Records Of Will	ed Feb 18, ed in VOL: liston Lan	2021 02:55P 2021-
Dunmore Ln (See Attac	ched)				
and as shown on a Highway	Map of the Town (City/Town/Village)	of Williston	(City/Town/Village Na	mel	
dated February 8	, <sup>2021</sup> , and file	ed in Book 17			of the Records of
(Month - Day) the Town of V	(Year) Williston	(Book		(Page #)	1 -
(City/Town/Village)	(City/Town/Village Name)	by the To	wn CI (City/Town/Village)	erk of sai	(City/Town/Village)
Dated at Williston (City/Town/Village Name)		y of Chittenden	(City/Town/Village)	lerk. and	State of Vermont,
his day of	Date - Month)				BOARD
(Date - Day)	rate - Month)	(Date - Year)			OF
Selectman/Alderman/Trustee Signature)	7	(Selectman/Alderman/	Trustee Signature)		SELECTMEN,
Selectman/Alderman/Trustee Signature)		(Selectman/Alderman/	Trustee Signature)		ALDERMAN,
			(1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		or TRUSTEES
Selectman/Alderman/Frustee Signature)		(Selectman/Alderman/	Trustee Signature)		or TRUSTEES
Manager/Mayor Signature)	ha City/Tayya/Village of V	N/illiaton			
and the Manager/Mayor of t	The City/Town/Village of V	Villiston City/Town/Village Name)		·•	
*********	*******	******	*****	*****	*****
***********************		:*************************************	hamu 12	******	**************************************
WILLISTON	**************************************	**************************************	2 bruay 18	******* , <u>O</u>	82/ 82/
WILLISTON City/Town/Village Name)	,VERMONT	(Monlin-	bruary 18  HIGHW	, <u>o</u>	CAL
MILLISTON City/Town/Village Name) THE ABOVE IS A TRUE CO	, VERMONT  OPY OF THE DESCRIPTION	ON OF CLASS 3	bruary 18 Day) HIGHW S39 OF T	AY COM	DOJ PLETED AND OPENED A POWER RECORDS
WILLISTON City/Town/Village Name) THE ABOVE IS A TRUE CO FOR PUBLIC TRAVEL, RE OF THE Town OF A	, VERMONT  OPY OF THE DESCRIPTION  CORDED IN BOOK (Book #)	ON OF CLASS 3	Day)  HIGHW  539  OF T  (Page #)  DAY OF	AY COM	PLETED AND OPENED
MILLISTON City/Town/Village Name) THE ABOVE IS A TRUE CO FOR PUBLIC TRAVEL, RE OF THE Town OF A	, VERMONT  OPY OF THE DESCRIPTION  CORDED IN BOOK TO (BOOK #)	ON OF CLASS 3 (1) ON PAGE ON THE .M.	2 b(vay 18 2 HIGHW 539 OF T	AY COM	DOJ PLETED AND OPENED A POWER RECORDS
MILLISTON City/Town/Village Name)  THE ABOVE IS A TRUE CO TOR PUBLIC TRAVEL, RE OF THE Town OF M (City/Town/Village)  (City/Town/Village)  (City/Town/Village)	, VERMONT  OPY OF THE DESCRIPTION  CORDED IN BOOK (Book #)  Williston  (City/Town/Village Name)  O'CLOCK, P	ON OF CLASS 3 (t)  ON PAGE ON THE  M. P)  ATTEST:	Day)  HIGHW  539  OF T  (Page #)  DAY OF	AY COM	DOJ PLETED AND OPENED A POWER RECORDS

Certificate Year: 2021

				Highway Class: 3
Sarah Mason	Town	Clerk of the Town	of	Town Highway #: 133
(Clerk's Name)	(City/Town/Village)		/Town/Village)	Mileage: 0.4
Williston (City/Town/Vilage Name)	, Vermont.			Willeage.
Pursuant to Title 19 V S	.A., Chapter 7, this is to certi	fy that the following d	lessribed section of	Class 3
				(1,2,3 or 4)
Highway in the Town (City/Town.	/Village) Of Williston (City/Town/Villa		s COMPLETED A	ND OPENED
FOR PUBLIC TRAVEL	on February 16	, 2021 .		
	(Month - Day)	(Year)		
	ersecting town highway number	rs)	Received Feb 1 Recorded in VO Of Williston L	L; 17 PG: 540- 540
Holland Lane (See A	ttached)		100,000,000,000	, market 1 and 2221 4
and as shown on a Highw	vay Map of the Town	of Williston		•
dated February 8 and February 1	(City/Town/Village)  2021 and file	ed in Book 17	ty/Town/Village Name)	19 of the Records of
(WOTH - Day)	(Year)			of the Records of
the Town (City/Town/Village)	(City/Town/Village Name)	by the Town	Clerk of s	aid Town (City/Town/Village)
Dated at Williston  City/Town/Village Name)	, Count	v of Chittenden	wn/Village) an	d State of Vermont,
his day of	February , A.D.	Oate - Year)		BOARD
7		(233)		OF
Selecurian/Aiderman/Trustee Signature)	7	(Selectman/Alderman/Trustee S	Signature)	SELECTME
Selectman/Aldermah/Trustee Signalure)	>	(Salasteran / Aldanasa (Tarata a S	Name to the last of the last o	ALDERMA
7		(Selectman/Alderman/Trustee S	signature)	WO MILA.
Selectman/Alderman/Trustee Signature)		(Selectman/Alderman/Trustee S	Signature)	or TRUSTE
Manager/Mayor Signature)				
and the Manager/Mayor of	of the City/Town/Village of			<u>.</u>
		(City/Town/Village Name)		
************	********	*******	*****	*******
WILLISTON	, VERMONT	Tohr	1001 18	2021
City/Town/Village Name)		(Month - Day)	<del>, , , , , , , , , , , , , , , , , , , </del>	(Year)
THE ABOVE IS A TRUE	COPY OF THE DESCRIPTION	ON OF CLASS 3	HIGHWAY CO	MPLETED AND OPEN
FOR PUBLIC TRAVEL, I		ON PAGE 54	O OF THE TO	M Paradina RECORI
	F Williston (Book #)	ON THE 18	DAY OF	nd, Highway, etc.)
acoi (City/Town/Village)	(City/Town/Village Name)  S O'CLOCK,   O	.M.		e – Month)
Date – Year) (Time)	(A o	rP)	th m	(10)
		ATTEST:	Wy YI U	
Revision 12/2020		(Clerk's Name Town CLERK	e) <b>〈 OF</b> Williston	VERMON
		(City/Town/Village)	(City/Town/Village Nam	

Certificate Year: 2021

Sarah Mason	Town	Clerk of the Town	of	Town Highway #: 135
(Clerk's Name)	(City/Town/Villag		own/Village)	0.40
Williston City/Town/Vilage Name)	, Vermont.			Mileage: 0.10
Pursuant to Title 19,	V.S.A., Chapter 7, this is to cert	ify that the following de	scribed section of	
Highway in the Town	of Williston	was	COMPLETED AN	(1,2,3 or 4) ID OPENED
	//Town/Village) (City/Town/Vil	age Name)		OT EL LED
FOR PUBLIC TRAV	/EL on February 2 (Month - Day)			
DESCRIPTION OF	RIGHT OF WAY:		WILLISTON, VT T	OWN CLERK'S OFFICE
	d intersecting town highway number	ers)	Received Feb 18 Recorded in VOL Of Williston Lo	,2021 02:55P : 17 PG: 541- 541
Market St. (See a	ttached)		ATTEST SCHOOL IN	KSONY TOWN CLERK
nd as shown on a H	ighway Map of the Town	of Williston		
lated February 8	(City/Fown/Village), 2021, and fi	led in Book 17	Town/Village Name) On page 485-488	of the Records of
(Month - Day)	of Williston (Year)	by the Town	(Page #) Clerk of sa	id Town
(City/Town/Village)	(City/Town/Village Name)	(City/Town/	Village)	(City/Town/Village)
acorporated herein b	y reference and attested to on sa	id map by said Town (City/Town	Clerk.	
Dated at Williston	, Coun	ty of Chittenden	and	State of Vermont,
nis 3 day		(County Name)		
(Date - Day)	(Date - Month)	(Date - Year)		BOARD
Zery M	24-5			OF
electman/Alderman/Trustee Sign	ature)	(Selectman/Alderman/Trustee Sig	nature)	SELECTMEN,
electman/Alderman/Trustee Sign	aure)	(Selectman/Alderman/Trustee Sig	nature)	ALDERMAN,
electinaniAlperman/Trustee Sign	ature)	(Selectman/Alderman/Trustee Sig	natura)	or TRUSTEES
July W	de	(Gelectifian/Alderitalis/Hostes Sig	nature)	
Manager/Mayor Signature)	yor of the City/Town/Village of	Williaton		
nd the Manager/May	yor of the City/Town/Village of	(City/Town/Village Name)	·	
******	*******	******	*****	****
		Color	. 10	
VILLISTON  City/Town/Village Name)	, VERMONT	(Month Day)	1 18,	<u> 2021</u>
Tyresia (mage realite)		(MORRIT - Day)	, (	rear)
HE ABOVE IS A TR	RUE COPY OF THE DESCRIPT	ION OF CLASS 3 (1,2,3 or 4)	_HIGHWAY COM	IPLETED AND OPENED
OR PUBLIC TRAVI	EL, RECORDED IN BOOK 16 (BOOK #	1) ON PAGE 541	OF THE JOU	A PAWER RECORDS
OF THE Town (City/Town/Village)	OF Williston (City/Town/Village Name)	ON THE 18	DAY OF FO	hrvary
D) , AT	2:55 O'CLOCK, 4	2.M. (Date - Da	y) (Dale	- Month)
ate - Year) (Time)	₩,	or P)	1 inn	
		ATTEST:	ul III	WN
evision 12/2020		(Clerk's Name) Town CLERK	OF Williston	VEDMONT
		(City/Town/Village)	(City/Town/Village Name)	,VERMONT

Certificate Year: 2021

				Highway Class:
Sarah Mason	Town	Clerk of the Town	of	Town Highway #:132
(Clerk's Name) Williston	(City/Town/Village)	(City)	/Town/Village)	Mileage: *
(City/Town/Vilage Name)	, Vermont.			
, , , , , , , , , , , , , , , , , , , ,				* see total mileage
Pursuant to Title 19, V.S.A., Chapt	er 7, this is to certify	y that the following d	escribed section of	
Highway in the Town of	Williston	was	COMPLETED A	ND OPENED at Vol 17 pg 538
(City/Town/Village)	(City/Town/Village			
FOR PUBLIC TRAVEL on Februa				
	(Month - Day)	(Year)		
DESCRIPTION OF RIGHT OF W	۸V٠			*
(Include road name and intersecting to		T.	WILLISTON, VT	TOWN CLERK'S OFFICE
(merade road maine and intersecting it	wii ingirway namocis	7	Received Feb	
			Recorded in VI	DL: 17 PG: 542- 542 Land Records
Seymour St (See Attached)				Mason, Town Clerk
and as shown on a Highway Map o	f the Town	of Williston		
and as shown on a riighway wap o	(City/Town/Village)		ly/Town/Village Name)	
dated February 8	2021 , and file	d in Book 17	on page 475-479	of the Records of
(Month - Day) the Town of Williston	(Year)	(Book #)	(Page #)	. 1 Tana
	/Town/Village Name)	by the Town (City/Tow	Clerk of s	Gald City/Town/Village)
incorporated herein by reference ar			Clerk.	(OK)/TOWN/Vinage/
· · ·			vn/Village)	
Date I at Million				
Dated at Williston  (City/Town/Village Name)	, County	Of Chittenden (County Name)	aı	nd State of Vermont,
this 2 day of Febru	, A.D.	2021		
(Date - Day) (Date - Month		(Date - Year)		BOARD
7 12 12 -				OF
Selectman/Aldetman/Trusted Signature)	<u>-</u>	(Selectman/Alderman/Trustee S	Signature)	SELECTMEN,
4,116		143.133.133.133.133.133.133.133.133.133.	9 (3.4.4)	
Selectman/Arderman/Trustee Signature)		(Selectman/Alderman/Trustee S	lignature)	ALDERMAN,
Selectman/Alderman/Trustee Signature)		(Selectman/Alderman/Trustee S	(ignature)	or TRUSTEES
6:1.4111		(Sciedaria Andernia a Trustee S	ignature/	
Manager/Mayor Signature)				
and the Manager/Mayor of the City	/Town/Village of W	illiston		
		City/Town/Village Name)		
			alary olar sola vicini di or	
********	************	*******	*******	******
WILLISTON	* (PD* * C*)	Tabler	11118	2021
City/Town/Village Name)	, VERMONT	(Month - Day)	iny 18,	(Year)
		(monan Bay)	•	(Todi)
THE ABOVE IS A TRUE COPY OI	THE DESCRIPTION	ON OF CLASS 3	HIGHWAY CO	MPLETED AND OPENED
FOR PUBLIC TRAVEL, RECORD	ED IN BOOK TOP	17 ON PAGE SU	2 OFTHETO	A PAywedings RECORDS
TON TUBBLE TRAVEL, RECORD	(Book#)	(Page#)	OF THE OU	and, Highway, etc.)
OF THE Town OF Williston		ON THE 18	_ DAY OF FE	bruary,
201 (City/Town/Village) 2:55	O'CLOCK,	M (Date - D	Jay) (Da	ite - Month)
Date - Year) (Time)	(A or	P) (	1 1	2
			11 VA IN	Ian
		ATTEST: (Clerk's Name		
Revision 12/2020		Town CLERK	7	VERMONT
A CONTRACTOR OF THE CONTRACTOR		(City/Town/Village)	(City/Town/Village Nar	

Certificate Year: \_\_\_\_\_2021

Highway #:
RK'S OFFICE D2:55P PG: 543- 543 rds pwn Clerk
2.3 or 4) NED  RK'S OFFICE 02:55P PG: 543- 543 rds own Clerk
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Certificate Year: 2021

				Highway Class:3
Sarah Mason	Town	Clerk of the Town	of	Town Highway #:118
(Clerk's Name) Williston	(City/Tow	n/Village) (City	//Town/Village)	Mileage: *
(City/Town/Vilage Name)	, Vermon	i,		
				* see total mileage
	V.S.A., Chapter 7, this is to	certify that the following of	lescribed section of	Class 3 recorded with the opening certificate
Highway in the Town		own/Village Name)	s COMPLETED A	
FOR PUBLIC TRA	VEL on February 2	2021		
	(Month - Day)	(Year)	WILLISTON, VT	TOWN CLERK'S OFFICE
DESCRIPTION OF	RIGHT OF WAY:		Received Feb 1 Recorded in VO	8:2021 02:55P
	nd intersecting town highway n	umbers)	Of Williston L	and Records
		100 CF	ATTEST: Sarah	Mason: Town Clerk
7				
Zephyr Road (se	e attached)			
Walnut had a series		G Name		
and as shown on a H	lighway Map of the Town (City/Town/V	of Williston	ity/Town/Village Name)	
dated February 8	, 2021 , a	nd filed in Book 17		-474 of the Records of
(Month - Day) the Town	of Williston	(Book #)	(Page #)	
(City/Town/Village)	(City/Town/Village Name)	by the Town	Clerk of s	(City/Town/Village)
incorporated herein l	by reference and attested to	on said map by said Town	Clerk.	
		(City/To	wn/Village)	
Dated at Williston		County of Chittenden	an	d State of Vermont,
(City/Town/Village	e Name)	(County Name)	ui.	d state of vermont,
this day	Of Tebrusy (Date - Month)	, A.D., (Date - Year)		BOARD
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Toolee City of 10	lattie)	(Selectman/Alderman/Trustee S	Signature)	
(Manager/Mayor Signature)				
	yor of the City/Town/Villag	ge of Willister		A Part
		(City/Town/Village Name)		
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WILLISTON VT TOWN CLERK'S OFFICE
Received Feb 08,2021 09:054
Recorded to VOL: 17 PG: 447-444

Received Feb 08/2021 09:008 Recorded in VOL: 17 PG: 462- 46 Of Williston Land Records ATTEST: Sarah Mason: Town Clerk

WARRANTY DEED

(PTR) Return No. 21-241

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 of the Town of Williston Land Records: (iv) and recorded in Volume at Pages 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 ensealing 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 it	S
uly Authorized Agent, does hereby execute this Warranty Deed as of the / day of / April	,
07.	

IN PRESENCE OF:

2/4 1

VILLAGE ASSOCIATES, LLC

litness

Duly Authorized Agent

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.	
On this / S day of , 2007, personally appeared  and Duly Authorized Agent of VILLAGE ASSOCIATES, LLC, to me known to be the person vexecuted the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free and deed and the free act and deed of VILLAGE ASSOCIATES, LLC.	Jk vho act
Before me, 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 releasing the Premises from the operation of its Commercial Mortgage, Security Agreement and Assignm of Leases and Rents from Village Associates, LLC to TD Banknorth, N.A. dated January 9, 2007 a recorded in Volume 442 at Page 950 of the Town of Williston Land Records (the "Commercial Mortgage	ent ind
Mortgagee intends to release, remise and quitclaim only the above-described Premises from operation of the aforementioned Commercial Mortgage. In all other respects, said Commercial Mortgage shall remain in full force and effect.	the
IN WITNESS WHEREOF, TD BANKNORTH, N.A., as evidenced by the signature of its D Authorized Agent, does hereby execute this document this 18 H day of, 2007.	ıly
TD BANKNORTH, N.A.	
By: Duly Authorized Agent	_
STATE OF VERMONT COUNTY OF CHITTENDEN, SS.	
On this 18 day of 100 day of 2007, personally appeared 100 day of 100 BANKNORTH, N.A., to me known to be the person who executed foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act a deed and the free act and deed of TD BANKNORTH, N.A.	he
Before me, With Churt	

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 PROPERTY LOCATION (Address in full) D DATE OF CLOSING 60' Roadways, The Hamlet Condominium, Williston, VT E INTEREST IN PROPERTY 1. X FEE SIMPLE 3. UNDIVIDED 1/2 INTEREST 5. TIME-SHARE 7. EASEMENT/ROW 2. LIFE ESTATE 4. UNDIVIDED % INTEREST 6. LEASE 8. OTHER G SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED X NO LAND SIZE (Acres or fraction thereof WAS SALE BETWEEN FAMILY MEMBERS X NO YES STATE RELATIONSHIP N/A - Roadways FINANCING: □ CONVENTIONAL/BANK □ OWNER FINANCING □ OTHER BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY). 1. NONE 5. FARM BUILDINGS 9. STORE 2. FACTORY DWELLING UNITS 6. MULTI-FAMILY WITH 10. OTHER Roads ( INSERT ) TRANSFERRED 3. SINGLE FAMILY DWELLING 7. MOBILE HOME YEAR MAKE SER. NO. 8. CONDOMINIUM WITH \_\_\_\_\_\_ ( INSERT | UNITS TRANSFERRED 4. CAMP/VACATION HOME CHECK WHETHER THE BUILDINGS WERE EVER ☐ OCCUPIED ☐ RENTED ☐ WILL BE RENTED AFTER SALE PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE): 1. ☐ PRIMARY RESIDENCE 3. ☐ CAMP/VACATION 5. ☐ OPERATING FARM 7. COMMERCIAL/INDUSTRIAL 2. OPEN LAND 4. TIMBERLAND 6. GOVERNMENT USE 8. OTHER Roads DESCRIBE PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE): 1. ☐ PRIMARY RESIDENCE 3. ☐ CAMP/VACATION 5. ☐ OPERATING FARM 7. COMMERCIAL/INDUSTRIAL 2. OPEN LAND 8. OTHER Roads\_\_\_\_\_\_\_ 4. TIMBERLAND 6. GOVERNMENT USE WAS PROPERTY PURCHASED BY TENANT X NO YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY X CURRENT USE VALUE PROGRAM IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICUL-TURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER OF 124 OF 32 V.S.A. YES NO IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND 0 BELOW. 2 -Transfer to municipality PRICE PAID FOR PRICE PAID FOR PRICE PAID \$0.00 PERSONAL PROPERTY \$ 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 DATE SELLER ACQUIRED9/10/02 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 **ACKNOWLEDGEMENT** DATE OF RECORD FEDOLON 8, 2021 TOWN NUMBER RETURN RECEIVED (INCLUDING CERTIFICATES AND BOOK NUMBER 1717 \_ PAGE NO. 4102-4104 ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. LISTED VALUE \$ GRAND LIST YEAR OF 2020 202 PARCEL ID NO. 08-102-006-600 GRAND LIST CATEGORY SPAN 759-241-13522

1	Tax on Special Rate Property:	RATE SC	HEDULE	_	
	a. Value of purchaser's principal residence (not to exceed \$100,000) (Se	e Instructions			
	b. Value of property enrolled in current use program	· · · · · · · · · · · · · · · · · · ·		h.a.	\$
	c. Value of qualified working farm		****************************	G.	\$ \$
1	d. Add Lines 1a, b and c		AS A Self A 5 S C S A 5 A 5 A 5 A 5 A 5 A 5 A 5 A 5 A 5 A		\$ 0.00
	e. Tax rate	deritated in			0.005
	f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e	*****		f. 3	\$
	Tax on General Rate Property:				
	a. Enter amount from Line O on front of return b. Enter amount from Line 1d of Rate Schedule above	*********	************************		5
	c. Subtract Line 2b from Line 2a		*************************		0.00
(	d. Tax rate			C. 8	0.00
	e. Tax due on General Rate Property. Multiply Line 2c by Line 2d				0.0125
3.	Total fax bue.				
_	Add Lines 1f and 2e and enter here and on Line P on front of return	ing green	*********	3. \$	0.00
-	LOCAL AND STATE B	EDMITC	AND ACT 250 CERTIFICATES		
Buy	er(s) and Seller(s) certify as follows:	EKIVII 15	AND ACT 250 CERTIFICATES		
A.	That they have investigated and disclosed to every party to this transaction	tion all of their	knowledge relating to flood regulations. If any	Gooting t	the second
B.	That the seller(s) advised the buyer(s) that local and state building regu	lations zonin	g regulations and subdivision regulations, if any, a	necting i	ne property.
	water supply rules under Chapter 64 of Title 10 pertaining to the proper	tv mav limit si	prificantly the use of the property	stewater	system and potable
C.	That this transfer is in compliance with or is exempt from the wastewate	er system and	potable water supply rules of the Agency of Natu	ral Reso	ources for the
	following reasons:			idi ricoc	idioco loi tilo
	<ol> <li>This property is the subject of Permit No. <u>WW-4-2723</u> and is in</li> </ol>	compliance v	vith said permit, or		
	2. This property and any retained parcel is exempt from the wastewater	r system and	potable water supply rules because (see instruction	ons for e	exemptions):
	a. Parcel to be sold: Exemption Number		_		
D = 11	b. Parcel retained: Exemption Number				
	er(s) further certifies as follows:	and the same			
D.	That this transfer of real property and any development thereon is in con	mpliance with	or exempt from 10 V.S.A. Chapter 151, Vermont	s Land (	Jse and
	Development Law (Act 250), for the following reason:	46.6			
	This property is the subject of Act 250 Permit No. Pending     This property is exempt from Act 250 because: (list exemption number 1)	and is in	compliance with said permit, or		
E.	That this transfer does/does not (strike one) result in a partition or subdi	ivision of land	Note: if it does on Act 250 Displayers States		in colonial and
	to this return before filing with the town clerk (see Line E instructions).	Wision of land	Note. In trobes, all Act 250 Disclosure Stateme	nt must	be attached
-					
			ERTIFICATION		
	Buyer(s) certifies that Vermont Income tax has been Commissioner of Taxes with Form RW-171 within 30 OR that the transfer is exempt from Income tax within	days from	the transfer	nitted t	o the
×	1. Under penalties of perjury, seller(s) certifies that at the		[10] [10] [11] [11] [11] [12] [12] [12] [12] [12	Vermo	ont or an estate
	Buyer(s) certifies that the parties obtained withholding of Taxes in advance of this sale.				nmissioner
					Transfer of the second
	<ol><li>Buyer(s) certifies that this is a transfer without consider.</li></ol>		경기에는 그렇게 되어지는 사이를 보고 한다면 하게 되었다. 하다		
	<ol> <li>Seller(s) is a mortgagor conveying the mortgaged preforeclosure, with no additional consideration.</li> </ol>	operty to a	mortgagee in a foreclosure or transfe	r in lie	u of
	WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING AL	L CERTIFICA	TES, IS TRUE, CORRECT AND COMPLETE TO TH	FREST	OE OUR KNOW! EDGE
	SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	E DEOI	DATE
VIL	AGE ASSOCIATES, LLC	-	TOWN OF WILLISTON		POLE
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/	17 CO 17	707	2 <sub>By:</sub>		
	Duly Authorized Agent		Duly Authorized Agent		
Pren	parer's Signature		B		
iop	- Significant		Prepared by Gravel and Shea		+
	What is some the second and a second and a second				
rep	arer's Address P. O. Box 369, Burlington, VT 05402-036	69	Buyer's Representative		Tel
			(Print or Type)		The second second

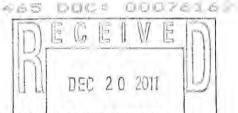
(Rev. 9/05) FORM PT-1

WILLISTON VT TOWN CLERK'S OFFICE Received Feb 08,2021 09:05A Recorded in VOL: 17 PG: 465- 469 Of Williston Land Records ATTEST: Sarah Nason, Town Clerk

(PTR) Return No. 21-24a 32 V.S.A. Chap 231

WARRANTY DEED

VILL



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.
- 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 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

Duly Authorized Agent

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

On this 15th day of December, 2011 personally appeared Chastoffer P. Sucley, 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 Rusham

Print name:

Notary commission issued in Chittenden County

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	N
remises from the operation of the Mortgage Deed granted to it by The Snyder Taft Corners LLC dated eccember 16, 2011 and recorded in Volume at Page of the Town of Williston Land Records.	Premises f December
Dated at, Vermont this 16th day of December, 2011.	D
NEW ENGLAND FEDERAL CREDIT UNION	
By: Kalerate Mulling Duly Authorized Agent	
TATE OF VERMONT OUNTY OF CHITTENDEN, SS.	
On this 16th day of December, 2011 personally appeared Reb Land, Duly uthorized Agent of NEW ENGLAND FEDERAL CREDIT UNION, to me known to be the person ho executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to this/her free act and deed and the free act and deed of the NEW ENGLAND FEDERAL CREDIT NION.	Authorize
Before me, Notary Public	
Print name: Notary Public	

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	e Deed granted to them by The Snyder Taft Corners LLC Volume at Page of the Town of Williston Land
Records	
0 1 1	J.K.
Dated at Bullington, Vermont	this <u>/5</u> day of December, 2011.
	11 00
	Kan Gen S
	Jean G. Pecor by Raymond C. Pecor, Jr.,
	Attorney-in Fact under Power of Attorney
	RCP REALTY, LLC
	1 10
	Por Alex Served ()
	By:
STATE OF VERMONT	
CHITTENDEN COUNTY, SS.	
On this 15 day of December 3	2011, personally appeared RAYMOND C. PECOR, JR.,
Attorney-in-Fact under Power of Attorney for	or JEAN G. PECOR, to me known to be the person who knowledged this instrument, by him signed, to be his free act
and deed marvidually and as Attorney in 1 ac	
	Before me, Dune M. Mary
	Notary Public
	Print name: DANE M. MCARTHY
	Notary commission issued in Chittenden County
	My commission expires: 2/10/15
STATE OF VERMONT COUNTY OF CHITTENDEN, SS.	
16th	
Authorized Agent of RCP REALTY, LLC.	2011, personally appeared Raymond C. Pecor, Jr., Duly to me known to be the person who executed the foregoing ment, by him signed, to be his free act and deed and the free
act and deed of RCP REALTY, LLC.	mont, by min signed, to be into also are and area and
not and deed of their reasons at 1, 220	De UMAR
	Before me, Notary Public
	AL MARKET
	Print name: DIANE M. IW(ALIMY
	Notary commission issued in Chittenden County

<579341v2/RHR>

### **VERMONT**

# Property Transfer Tax Return

Form PT-172

											The second secon
*	Λ	R	1	7	2	1	1	Λ	1	*	

Α.	SELLER'S (TRANSFEROR'S) INFORMATION		
		Individual SELLER #1 Social Security Number II	ndividual SELLER #2 Social Security Number
	ON TOWN COPY ONLY 9 V.S.A.	§ 2440 (d)	
	Entity SELLER #1 Name	***************************************	
	THE SNYDER TAFT CORNERS LLC		
	(k)		
	Individual SELLER #1 Last Name	First Name	Initial
	INDIVIDUAL OFFICE AND	1 not wanto	ithidi
	Entity SELLER #1 or Individual SELLER #1 Mailing Address Follow	ng Transfer (Number and Street or Road Name)	
	4076 SHELBURNE ROAD, SUITE		
	City or Town	State Zip Code	
	SHELBURNE	VT 0548	32
	Individual SELLER #2 Last Name	First Name	Initial
	THE RESERVE LEAST VALUE	, io. Mano	
	Individual SELLER #2 Mailing Address Following Transfer (Numbe	r and Street or Road Name)	
	City or Town	State Zip Code	
	TOTAL number of SELLERS 1 If more than 2, attach	Form 172-S.	
	T		
D	RIIVER'S /TRANSFEREE'S) INCORMATION		
В.	BUYER'S (TRANSFEREE'S) INFORMATION		INTERNATIONAL address checkbox
В.	BLACK OUT Entity BUYER #1 Federal ID number	Individual BUYER #1 Social Security Number	INTERNATIONAL address checkbox
В.		Individual BUYER #1 Social Security Number Is	
В.	BLACK OUT Entity BUYER #1 Federal ID number ON TOWN	Individual BUYER #1 Social Security Number In	
В.	BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY	Individual BUYER #1 Social Security Number Is	
В.	BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY Entity BUYER #1 Name	Individual BUYER #1 Social Security Number In	
	BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY Entity BUYER #1 Name TOWN OF WILLISTON Individual BUYER #1 Last Name	Individual BUYER #1 Social Security Number Individual BUYER #1 Social Security Number Individual BUYER #1 Social Security Number	
	BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY Entity BUYER #1 Name TOWN OF WILLISTON		ndividual BUYER #2 Social Security Number
	BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Followin	First Name	ndividual BUYER #2 Social Security Number
	BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Followin 7900 WILLISTON ROAD	First Name	ndividual BUYER #2 Social Security Number
	BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Followin 7900 WILLISTON ROAD  City or Town	First Name g Transfer (Number and Street or Road Name) State Zip Code	ndividual BUYER #2 Social Security Number
	BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Followin 7900 WILLISTON ROAD	First Name g Transfer (Number and Street or Road Name)	ndividual BUYER #2 Social Security Number
	BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Followin 7900 WILLISTON ROAD  City or Town	First Name g Transfer (Number and Street or Road Name) State Zip Code	ndividual BUYER #2 Social Security Number
	BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Followin 7900 WILLISTON ROAD  City or Town  WILLISTON	First Name g Transfer (Number and Street or Road Name) State Zip Code VT 0 5 4 9	Initial
	BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Followin 7900 WILLISTON ROAD  City or Town  WILLISTON	First Name  g Transfer (Number and Street or Road Name)  State Zip Code  VT 0 5 4 9	Initial
	BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Followin 7900 WILLISTON ROAD  City or Town  WILLISTON  Individual BUYER #2 Last Name  Individual BUYER #2 Mailing Address Following Transfer (Number	First Name  g Transfer (Number and Street or Road Name)  State Zip Code  VT 0545  First Name  and Street or Road Name)	Initial
	BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Followin 7900 WILLISTON  ROAD  City or Town  WILLISTON  Individual BUYER #2 Last Name	First Name  g Transfer (Number and Street or Road Name)  State Zip Code  VT 0 5 4 9	Initial
	BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Followin 7900 WILLISTON ROAD  City or Town  WILLISTON  Individual BUYER #2 Last Name  Individual BUYER #2 Mailing Address Following Transfer (Number	First Name  g Transfer (Number and Street or Road Name)  State Zip Code  VT 0545  First Name  and Street or Road Name)	Initial

Buyer #1 or Entity TOWN OF	7	WILLISTO	N		
SSN or FID		100000	10.00	The street	
Property Location PHASE I		ROADWAYS	AT	FINNEY	CROSSING,
Date of Closing					WILLISTON



PASE I ROADWAYS AT FINNEY CROSSING   City or Town   WILLISTON   UT
City or Town WILLISTON  D DATE OF CLOSING  I. Fee Simple 2. Life Estate 4. Undivided 1/2 Interest 5. Time-Share 7. Seement/Town 1. Fee Simple 2. Life Estate 4. Undivided 1/2 Interest 5. Time-Share 7. Check if development rights 6. Lease 8. Other  LAND SIZE (Acres or fraction thereof)  LAND SIZE (Acres or fraction thereof)  FINANCING: Conventional/Bank Owner Financing Other  TYPE OF BUILDING CONSTRUCTION AT THE TIME OF TRANSFER (Check all that apply)  1. None 5. Farm Buildings 9. Store  1. Primary Residence 1. Timberland 1. Check if property was purchased by tenant 1. Primary Residence 1. Timberland 1. Check if property was purchased by tenant 1. Primary Residence 1. Timberland 1. Check if property was purchased by tenant 1. Primary Residence 1. Timberland 1. Check if property was purchased by tenant 1. Primary Residence 1. Timberland 1. Check if property was purchased by tenant 1. Primary Residence 1. Timberland 1. Check if property was purchased by tenant 1. Primary Residence 1. Timberland 1. Check if property was purchased by tenant 1. Primary Residence 1. Timberland 1. Check if property was purchased by tenant 1. Primary Residence 1. Timberland 1. Check if property was purchased by tenant 1. Primary Residence 1. Timberland 1. Check if property was purchased by tenant 1. Primary Residence 1. Timberland 1. Check if property was pu
DATE OF CLOSING
DATE OF CLOSING    INTEREST IN PROPERTY - Write the number from the list
1. Fee Simple 2. Life Estate 4. Undivided 1/2 Interest 5. Time-Share 7. Easement/Row 8. Other 2. Life Estate 4. Undivided 1/2 Interest 5. Time-Share 8. Other 7. Easement/Row 8. Other 8. Other 8. Other 8. Other 8. Other 9. Life Estate 4. Undivided 1/2 Interest 5. Time-Share 8. Other 8. Other 9. Life Estate 4. Undivided 1/2 Interest 5. Time-Share 8. Other 9. Othe
LAND SIZE (Acres or fraction thereof)  LAND SIZE (Acres o
## FACTORS enter number from list below 1. Husband/Wife 2. Parent/Child 3. Grandparent/Grandchild 4. Other FINANCING: Conventional/Bank Owner Financing Other  ## 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 11. Other ROADS  4. Seasonal Dwelling 7. Mobile Home 11. Other ROADS  5. Single Family Dwelling 8. Condominium with Units Transferred 11. Other ROADS  6. Seasonal Dwelling 9. Other ROADS  6. Multi-Family with Dwelling Units Transferred 10. Residential New Construction 11. Other ROADS  7. Other ROADS  8. Seasonal Dwelling 9. Other ROADS  8. Seasonal Dwelling 9. Other ROADS  11. Primary Residence 6. Government Use 9. Other ROADS  12. Open Land 5. Operating Farm 8. Industrial 9. Other ROADS  13. Secondary Residence 4. Timberland 7. Commercial 8. Industrial 9. Other ROADS  14. Timberland 7. Commercial 8. Industrial 9. Other ROADS  15. Operating Farm 8. Industrial 9. Other ROADS  16. Check if property was purchased by tenant 10. Check if buyer holds title to any adjoining property  17. Check if property was purchased by tenant 10. Check if buyer holds title to any adjoining property  18. AGRICULTURALMANAGED FOREST LAND USE VALUE PROGRAM, 32 V.S.A. Chapter 124  19. Check if property being conveyed is subject to a land use change tax lien 11. Check if property being conveyed is subject to a land use change tax lien 12. Check if property being conveyed is subject to a land use change tax lien 12. TRANSFER TO MUNICIPALITY  10. Price paid for Personal Property  10. Price paid for Real Property
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 11. Other ROADS  4. Seasonal Dwelling 7. Mobile Home 11. Other ROADS  1. SELLER'S USE OF PROPERTY 1. Primary Residence 4. Timberland 7. Commercial 8. Industrial (Enter number from list) 3. Secondary Residence 6. Government Use 9. Other ROADS  J. BUYER'S USE OF PROPERTY 1. Primary Residence 4. Timberland 7. Commercial 8. Industrial (Enter number from list) 3. Secondary Residence 6. Government Use 9. Other ROADS  J. BUYER'S USE OF PROPERTY 1. Primary Residence 4. Timberland 7. Commercial 8. Industrial 9. Other ROADS  J. BUYER'S USE OF PROPERTY 1. Primary Residence 4. Timberland 7. Commercial 8. Industrial 9. Other ROADS  J. BUYER'S USE OF PROPERTY 1. Primary Residence 4. Timberland 7. Commercial 8. Industrial 9. Other ROADS  J. Check if property will be rented AFTER transfer 9. Operating Farm 8. Industrial 9. Other ROADS  Check if property was purchased by tenant 9. Other ROADS  K. AGRICULTURAL/MANAGED FOREST LAND USE VALUE PROGRAM, 32 V.S.A. Chapter 124 11. Check if property being conveyed is subject to a land use change tax lien 9. Other ROADS  TOTAL Price Paid N. Price paid for Personal Property 17 TRANSFER TO MUNICIPALITY
1. None 5. Farm Buildings 9. Store 2. Factory 6. Multi-Family with Dwelling Units Transferred 10. Residential New Construction 11. X Other ROADS 4. Seasonal Dwelling 7. Mobile Home 11. X Other ROADS 4. Seasonal Dwelling 8. Condominium with Units Transferred 7. Commercial 11. X Other ROADS 5. Operating Farm 8. Industrial 12. Other ROADS 6. Government Use 9. Other ROADS 9. Other R
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 11. Other ROADS 11. Other ROADS 11. Primary Residence 4. Timberland 7. Commercial 11. Secondary Residence 6. Government Use 9. Other ROADS 11. Other Road 11.
SELLER'S USE OF PROPERTY   1. Primary Residence   4. Timberland   7. Commercial
BEFORE TRANSFER 9 2. Open Land 5. Operating Farm 6. Government Use 9. Other ROADS    Check if property was rented BEFORE transfer
BUYER'S USE OF PROPERTY   1. Primary Residence   4. Timberland   7. Commercial   AFTER TRANSFER   9   2. Open Land   5. Operating Farm   8. Industrial   (Enter number from list)   3. Secondary Residence   6. Government Use   9. Other ROADS   Other ROADS   Other ROADS
1. Check if property being conveyed is subject to a land use change tax lien complete Sections M, N, and O below.  2. Check if new owner elects to continue enrollment of eligible property  TOTAL Price Paid  Tax, cite exemption number from instructions and complete Sections M, N, and O below.  TRANSFER TO MUNICIPALITY  Or 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)  G. Fair market value of property enrolled in current use program included in Line O for special tax rate  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
T. DATE SELLER ACQUIRED  12 15 2011  M M D D Y Y Y Y Y  U. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, cite exemption(s) from instructions on page 5 this booklet  01 02

Buyer #1 or Entity	NWOT	OF	WILLISTON	1		
SSN or FID				O. v.		LANGE A STATE
Property Location  Date of Closing	PHASE	I	ROADWAYS	AT	FINNEY	CROSSING,



_	DATE COLEDINE								
Tay on	Special Rate Property								
1.									
2.									
3.	Value of qualified working form. Also enter on Line R.								
4.	Value of qualified working farm. Also enter on Line R								
5.	Add Lines 1, 2, and 3								
6.	Tax rate       5.       0.005         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								
8.	Enter amount from Line 4 above								
9.	Subtract Line 8 from Line 7								
10.	Tax rate								
11,	Tax due on General Rate Property (Multiply Line 9 by Line 10)								
<b>TAT!</b>									
10 IAL	TAX DUE								
12.	Add Line 6 and Line 11. Enter here and on Line S on page 2 of this form								
	LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES								
Buy	er(s) and Seller(s) certify as follows:								
Α.	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.								
В.	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								
	1. This property is the subject of Permit Number WW-4-0415 AS AMENDED 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								
Selle	er(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								
D.	그가 복모하다는 사람들은 아니라 다 생물을 받는 다른 사람들은 나는 사람들은 아니라 마시트를 가지 않는데 보고 있다면 하는데 그는데 그는데 그는데 그는데 그는데 그는데 그는데 그는데 그는데 그								
E.									
E.	That this transfer dods: does not (strike one) result in a partition or subdivision of land. We 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,								
ORt	that the transfer is exempt from income tax withholding for the following reason (check one):								
-	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 numberfrom the Commissioner of Taxes in advance of this sale.								
X	Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)								
	<ol> <li>Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional</li> </ol>								
	consideration.								

Buyer #1 or Entity	TOWN	OF	WILLISTON	V		
SSN or FID	5117.05	-				
Property Location  Date of Closing	PHASE	I	ROADWAYS	AT	FINNEY	CROSSING,



We	SIGNATURES hereby swear and affirm that this return, including all certificates, is true, correct	at and complete to the heet of our knowledge
SELLER(S)	Signature Signature Signature Signature Signature	Date
BUYER(S)	Signature  Signature  TOWN OF WILLISTON  Signature  Duly Authorized Agent  Signature  Signature	Date  Date  Date  Date  Date
Prep	parer's Address PO BOX 369 Buyer's Rep	resentative

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

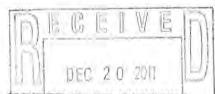
THIS SE	ECTION TO BE COMPLETED BY TOWN OR C	CITY CLERK
Book Number TP IT	Page Number 465-469 Grand List	year of _202-0 [2021
City or Town		Date of Record
williston		02 08 3031
Grand List Value	Parcel ID Number	M M D D Y Y Y Y
	08-104-010.000	
Grand List Category* SPAN		
759-	241-12617	21-242
	ACKNOWLEDGMENT	21-
Return received (including certificates	and Act 250 disclosure statement).	
SIGNED W	ASS+ , Clerk DATE	1606/8/6
Please use the following two-digit grand list	category codes	The second secon
Residential <6 Acres 01	Seasonal >6 Acres 06	Utilities Other
Residential >6 Acres 02	Commercial 07	Farm 12
Mobile Home/Un 03	Commercial Apt	Other
Mobile Home/La 04	Industrial	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: 470- 474 Of Williston Land Records ATTEST: Sarah Mason, Town Clerk

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

WARRANTY DEED

MULL:



DDC: 00076148

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:

 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 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

Duly Authorized Agent

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

Before me,

Notary Public

Print name: 🔣

Notary commission issued in Chittenden County

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 \_\_\_\_\_, Vermont this 16th day of December, 2011.

NEW ENGLAND FEDERAL CREDIT UNION

Duly Authorized Agent

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

On this 16th day of December, 2011 personally appeared 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,

Notary Public

Print name:

Notary commission issued in Chittenden County

Premises from the operation of the Mortga	C join in the execution of this Warranty Deed to release the ge Deed granted to them by The Snyder Taft Corners LLC Volume at Page of the Town of Williston Land
	TX.
Dated at Berling Vermon	this 5 day of December, 2011.
J.	0 0
	Kan Heart D.
	Jean G. Pecor by Raymond C. Pecor, Jr.,
	Attorney-in-Fact under Power of Attorney
	RCP REALTY, LLC
	By: Ray Rear ()
	Duly Authorized Agent
STATE OF VERMONT CHITTENDEN COUNTY, SS.	
ASSET DE LA CONTRACTOR	
executed the foregoing instrument, and he ac	2011, personally appeared RAYMOND C. PECOR, JR., for JEAN G. PECOR, to me known to be the person who knowledged this instrument, by him signed, to be his free act
and deed individually and as Attorney-in-Fac	et for JEAN G. PECOR.
	Before me, Dane W. McCath
	Notary Public
	Print name: DIANT M. McCAYETHY
	Notary commission issued in Chittenden County My commission expires: 2/10/15
STATE OF VERMONT COUNTY OF CHITTENDEN, SS.	
Authorized Agent of KCF KEALTY, LLC,	2011, personally appeared Raymond C. Pecor, Jr., Duly to me known to be the person who executed the foregoing ment, by him signed, to be his free act and deed and the free
	Before me, Mul Malty Public
	Print name: DIAN & M. MCARTHY
	Notary commission issued in Chittenden County

<579419v1/RHR>

### **VERMONT**

### Property Transfer Tax Return

Form PT-172



A. SELLER'S (TRANSFEROR'S) INFORMATION				
BLACK OUT Entity SELLER #1 Federal ID number ON TOWN	Individual SELLER #1 Social Security Nu	umber Individu	al SELLER #2 Social Securit	y Number
COPY ONLY 9 V.S.A	a. § 2440 (d)			
Entity SELLER #1 Name			7	
THE SNYDER TAFT CORNERS LI	CC			
Individual SELLER #1 Last Name	First Name			Initial
				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Entity SELLER #1 or Individual SELLER #1 Mailing Address Follows	lowing Transfer (Number and Street or Road	d Name)		
4076 SHELBURNE ROAD, SUITE	E 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 (Num	mber and Street or Road Name)			
City or Town	State	Zip Code		
TOTAL number of SELLERS 1 If more than 2, atta	ach Form 172-S.			
TOTAL number of SELLERS 1 If more than 2, atta BUYER'S (TRANSFEREE'S) INFORMATION	ach Form 172-S.		INTERNATIONAL addr	ress checkhox
BUYER'S (TRANSFEREE'S) INFORMATION		nber Indívidus	INTERNATIONAL addr	
BUYER'S (TRANSFEREE'S) INFORMATION	ach Form 172-S. Individual BUYER #1 Social Security Nun	nber Individua	INTERNATIONAL addr	
BLACK OUT Entity BUYER #1 Federal ID number ON TOWN		nber Indívidua		
BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY		nber Individua		
BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY Entity BUYER #1 Name		nber Indívidua		
BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY Entity BUYER #1 Name		nber Individua		
BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY Entity BUYER #1 Name  TOWN OF WILLISTON	Individual BUYER #1 Social Security Nun	nber Individua		Number
BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Follow	Individual BUYER #1 Social Security Nun First Name			Number
BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name	Individual BUYER #1 Social Security Nun First Name			Number
BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Follow 7 9 0 0 WILLISTON ROAD  City or Town	Individual BUYER #1 Social Security Nun First Name			Number
BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Follow 7900 WILLISTON ROAD	Individual BUYER #1 Social Security Nun First Name wing Transfer (Number and Street or Road N	lame)		Number
BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Follow 7 9 0 0 WILLISTON ROAD  City or Town	Individual BUYER #1 Social Security Nun First Name wing Transfer (Number and Street or Road N	lame) Zip Code		Number
BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Follow 7 9 0 0 WILLISTON ROAD  City or Town  WILLISTON  Individual BUYER #2 Last Name	Individual BUYER #1 Social Security Nun  First Name  wing Transfer (Number and Street or Road N  State  VT  First Name	lame) Zip Code		Number Initial
BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Follow 7 9 0 0 WILLISTON ROAD  City or Town  WILLISTON  Individual BUYER #2 Last Name	Individual BUYER #1 Social Security Nun  First Name  wing Transfer (Number and Street or Road N  State  VT  First Name	lame) Zip Code		Number Initial
BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Follow 7 9 0 0 WILLISTON ROAD  City or Town  WILLISTON  Individual BUYER #2 Last Name	Individual BUYER #1 Social Security Nun  First Name  wing Transfer (Number and Street or Road N  State  VT  First Name	lame) Zip Code		Number Initial
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Buyer #1 or Entity	NWOT	OF	WILLISTON		
SSN or FID			Liz College	TV	The second
Property Location	PHASE	II	ROADWAYS	AT	FINNEY
Date of Closing _					

CROSSING,
WILLISTON \* 0.8 1.7 2.1 2.0 1

C. PROPERTY LOCATION	* 0 8 1 7 2 1 2 0 1
Number and Street or Road Name	
PHASE II ROADWAYS AT	Prinney Crossing
WILLISTON	VT
D. DATE OF CLOSING	E. INTEREST IN PROPERTY - Write the number from the list 1 "4", enter 1 % Interest here . %
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
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
	FINANCING: Conventional/Bank Owner Financing Other
H.         TYPE OF BUILDING CONSTRUCTION AT THE           1.         None         5.           2.         Factory         6.           3.         Single Family Dwelling         7.           4.         Seasonal Dwelling         8.	11. X Other ROADS
BEFORE TRANSFER (Enter number from list)  Check if properly was rented BEFORE tra	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 tra	
The Property of the best of the control of the second of the property of	USE VALUE PROGRAM, 32 V.S.A. Chapter 124  If transfer is exempt from Property Transfer
1. Check if property being conveyed is su     2. Check if new owner elects to continue	bject to a land use change tax lien  Tax, cite exemption number from instructions and complete Sections M, N, and O below.
M. TOTAL Price Paid	N. Price paid for Personal Property  O. Price paid for Real Property
O . ( State type of Personal Property	0.00
If price paid for Real Property is less than fair man	ket value, please explain
Value of purchaser's principal residence included in Line O for special tax rate (See instructions)	Pair 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
DEODEDTY TO ANOTHER TAX DUE (1)	• • • • • • • • • • • • • • • • • • •
S. PROPERTY TRANSFER TAX DUE from rate s  COMPLETE RATE SCHEDULE FOR ALL TRANSFER Make checks payable	
DATE SELLER ACQUIRED  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  0.1 0.2

Buyer #1 or Entity	NWOT	OF	WILLISTON			
SSN or FID			TOWNS STORY			
<b>Property Location</b>	PHASE	E I	ROADWAYS	AT	FINNEY	CROSSING,
Date of Closing					777	22012/10/20/20/20/20



	RATE SCHEDULE
Tax or	n Special Rate Property
1.	AD DEC 1987 SECTION OF THE SECTION O
2.	Value of property enrolled in current use program. Also enter on Line Q
3.	Value of qualified working farm. Also enter on Line R
4.	Add Lines 1, 2, and 3
5.	Tax rate
6.	Tax due on Special Rate Property (Multiply Line 4 by Line 5)
Tax or	n General Rate Property
7.	Enter amount from Line O on page 2 of this form
8.	Enter amount from Line 4 above
9.	Subtract Line 8 from Line 7
10.	Tax rate
11.	Tax due on General Rate Property (Multiply Line 9 by Line 10)
TOTAL	L TAX DUE
	Add Line 6 and Line 11. Enter here and on Line S on page 2 of this form
	LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES
Buy	ver(s) and Seller(s) certify as follows:
Α.	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.
В.	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
Selle	er(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
	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 doas does not (strike one) result in a partition or subdivision of land. Me 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):
X	<ol> <li>Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.</li> </ol>
	2. Buyer(s) certifies that the parties obtained withholding certificate numberfrom the Commissioner of Taxes in advance of this sale.
X	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	to the chief of				and the second	
<b>Property Location</b>	PHASE	CII	ROADWAYS	AT	FINNEY	CROSSING,
Date of Closing				11.0		a company of a solid of



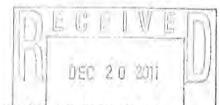
hereby swear and affirm that this return, including all certifica	tes, is true, correct and complete to t	he best of our knowledge.
Signature THE SNYDER TAFT CORNERS LI	rc .	Date
Signature By:		Date 12/15-/11
Duly Authorized Agent Signalure		Date
Signature		Date
Signature TOWN OF WILLISTON		Date
Signature By:		Date
Duly Authorized Agent		Date
Signature		Date
ed by (print or type) GRAVEL AND SHEA PC	Preparer's Signature	2
rer's Address PO BOX 369	Buyer's Representative	
RLINGTON, 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 SI	ECTION 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		Date of Record
Williston		1606 86 60
Grand List Value	Parcel ID Number	M M D D Y Y Y Y
	08-104-010.000	
Grand List Category* SPAN	241-12617	91-2-13
Control of the Contro	ACKNOWLEDGMENT	
Return received (including certificates	and Act 250 disclosure statement).	:
SIGNED WY	ASSI., Clerk DATE_	218/2021
* Please use the following two-digit grand list	category codes	1000/00
Residential <6 Acres	Seasonal >6 Acres       06         Commercial       07         Commercial Apt       08         Industrial       09         Utilities Elec       10	Utilities Other       11         Farm       12         Other       13         Woodland       14         Miscellaneous       15
		F DT 470 -

WILLISTON VT TOWN CLERK'S OFFICE Received Feb 08:2021 09:05A Recorded in VOL: 17 PG: 475- 479 Of Williston Land Records ATTEST: Sarah Mason; Town Clerk

(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:

- 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.
- 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 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 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

Duly Authorized Agent

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

On this 15 day of December, 2011 personally appeared Christoffe R. Such, 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:

Notary commission issued in Chittenden County

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

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

NEW ENGLAND FEDERAL CREDIT UNION

Duly Authorized Agent

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

On this 16th day of December, 20011 personally appeared Robert 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,

Notary Public

Print name:

Notary commission issued in Chittenden County

Jean G. Pecor and RCP Realty, LLC join in the execution of this Warranty Deed to release	
Premises from the operation of the Mortgage Deed granted to them by The Snyder Taft Corners I dated December 5, 2011 and recorded in Volume at Page of the Town of Williston I Records.	IC
Dated at Bulling ton, Vermont this 15 day of December, 2011.	
Lay Flan In	_
Jean G. Pecor by Raymond C. Pecor, Jr., Attorney-in-Fact under Power of Attorney	
RCP REALTY, LLC	
By: Ren Part Co	
Duly Authorized Agent	
STATE OF VERMONT CHITTENDEN COUNTY, SS.	
CITTIENDEN COUNTY, 55.	
On this 65 day of December, 2011, personally appeared RAYMOND C. PECOR, 3 Attorney-in-Fact under Power of Attorney for JEAN G. PECOR, to me known to be the person vexecuted the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free and deed individually and as Attorney-in-Fact for JEAN G. PECOR.	orly
Before me, Allene M. Mc Caty	
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 15 day of December, 2011, personally appeared Raymond C. Pecor, Jr., D. Authorized Agent of RCP REALTY, LLC, to me known to be the person who executed the forego instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the f	ng
act and deed of RCP REALTY, LLC.	
Before me, Dane M. McCarty, Notary Public  Print name: DINNE M. McCARTHY	

<579423v1/RHR>

Notary commission issued in Chittenden County

# VERMONT

# Property Transfer Tax Return

Form PT-172



BLACK OUT Entity SELLER #1 Federal ID number ON TOWN COPY ONLY	Individual SELLER #1 Social Security No. 9 V.S.A. § 2440 (d)	umber Individual SELL	ER #2 Social Security Number
ntity SELLER #1 Name			
THE SNYDER TAFT CORNERS	LLC		
ndividual SELLER #1 Last Name	First Name		Initial
intity SELLER #1 or Individual SELLER #1 Mailing Addre	ss Following Transfer (Number and Street or Road	d Name)	
4076 SHELBURNE ROAD, SU	ITE 6		
City or Town	State	Zip Code	
SHELBURNE	VT	05482	
ndividual SELLER #2 Last Name	First Name		Initial
ndividual SELLER #2 Mailing Address Following Transfe	er (Number and Street or Road Name)		
City or Town	State	Zip Code	
OTAL number of SELLERS 1 If more than	n 2, attach Form 172-S.	10	ITERNATIONAL address check
BUYER'S (TRANSFEREE'S) INFORMATION  BLACK OUT Entity BUYER #1 Federal ID number ON TOWN	n 2, attach Form 172-S. Individual BUYER #1 Social Security Nu		ITERNATIONAL address check R #2 Social Security Number
BUYER'S (TRANSFEREE'S) INFORMATION  BLACK OUT Entity BUYER #1 Federal ID number			ITERNATIONAL address check R #2 Social Security Number
BUYER'S (TRANSFEREE'S) INFORMATION  BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY			
BUYER'S (TRANSFEREE'S) INFORMATION  BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name			
BUYER'S (TRANSFEREE'S) INFORMATION  BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name	Individual BUYER #1 Social Security Nur First Name	mber Individual BUYE	R #2 Social Security Number
BUYER'S (TRANSFEREE'S) INFORMATION  BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address	Individual BUYER #1 Social Security Nur First Name	mber Individual BUYE	R #2 Social Security Number
BUYER'S (TRANSFEREE'S) INFORMATION  BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name	Individual BUYER #1 Social Security Nur First Name	mber Individual BUYE	R #2 Social Security Number
BUYER'S (TRANSFEREE'S) INFORMATION  BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address  7900 WILLISTON ROAD	Individual BUYER #1 Social Security Nur First Name s Following Transfer (Number and Street or Road I	mber Individual BUYE	R #2 Social Security Number
BUYER'S (TRANSFEREE'S) INFORMATION  BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address  7900 WILLISTON ROAD  City or Town	Individual BUYER #1 Social Security Null First Name s Following Transfer (Number and Street or Road I	mber Individual BUYE Name) Zip Code	R #2 Social Security Number
BUYER'S (TRANSFEREE'S) INFORMATION  BLACK OUT Entity BUYER #1 Federal ID number ON TOWN COPY ONLY  Entity BUYER #1 Name  TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address  7900 WILLISTON ROAD  City or Town  WILLISTON	Individual BUYER #1 Social Security Null First Name s Following Transfer (Number and Street or Road I State VT First Name	mber Individual BUYE Name) Zip Code	R #2 Social Security Number

Buyer #1 or Entity TOWN	JE W.	LLLISTON			
SSN or FID		n 400 to 1			
Property Location PHASE	III	ROADWAYS	AT	FINNEY	CROSSING,
Date of Closing					WILLISTON



C. PROPERTY LOCATION  Number and Street or Road Name
PHASE III ROADWAYS AT FINNEY CROSSING
City or Town
WILLISTON
D. DATE OF CLOSING  E. INTEREST IN PROPERTY - Write the number from the list  1 % Interest here  2/2
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
FACTORS  G. SPECIAL If sale was between family members, enter number from list below  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. X Other ROADS 4. Seasonal Dwelling 8. Condominium with Units Transferred
SELLER'S USE OF PROPERTY   1. Primary Residence   4. Timberland   7. Commercial     SECONDER TRANSFER   9   2. Open Land   5. Operating Farm   8. Industrial   9. Other ROADS   Other ROADS   1. Primary Residence   4. Timberland   7. Commercial   8. Industrial   9. Other ROADS   1. Primary Residence   5. Operating Farm   8. Industrial   9. Other ROADS   1. Primary Residence   5. Operating Farm   8. Industrial   9. Other ROADS   1. Primary Residence   5. Operating Farm   8. Industrial   9. Other ROADS   1. Primary Residence   5. Operating Farm   8. Industrial   9. Other ROADS   1. Primary Residence   5. Operating Farm   8. Industrial   9. Other ROADS   1. Primary Residence   5. Operating Farm   8. Industrial   9. Other ROADS   1. Primary Residence   9. Othe
BUYER'S USE OF PROPERTY AFTER TRANSFER 9 2. Open Land 5. Operating Farm (Enter number from list) 3. Secondary Residence Check if property will be rented AFTER transfer  Check if property was purchased by tenant  Check if buyer holds title to any adjoining property
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  1. If transfer is exempt from Property Transfer  Tax, cite exemption number from instructions and complete Sections M, N, and O below.  TRANSFER TO MUNICIPALITY
M. TOTAL Price Paid 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)  P. Value of purchaser's principal residence included in Line O for special tax rate  P. 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
DATE SELLER ACQUIRED U. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, cite exemption(s) from instructions on page 5 of
12 15 2011 this booklet 01 02

Buyer #1 or Entity	TOWN C	F W	ILLISTON			
SSN or FID						
<b>Property Location</b>	PHASE	III	ROADWAYS	AT	FINNEY	CROSSING,
Date of Closing						DO AND GREAT



_	DATE CONFINE
Tayor	RATE SCHEDULE  1 Special Rate Property
	Value of purchaser's principal residence. Also enter on Line P. (See instructions)
2.	Value of property enrolled in current use program. Also enter on Line Q
3.	Value of qualified working farm. Also enter on Line R
4.	Add Lines 1, 2, and 3
5.	Tax rate
6.	Tax due on Special Rate Property (Multiply Line 4 by Line 5)
Tax or	General Rate Property
7.	Enter amount from Line O on page 2 of this form
8.	Enter amount from Line 4 above
9.	Subtract Line 8 from Line 7 9.
10.	Tax rate
11.	Tax due on General Rate Property (Multiply Line 9 by Line 10)
TOTAL	TAX DUE
12.	Add Line 6 and Line 11. Enter here and on Line S on page 2 of this form
	LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES
Buy	er(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.
В.	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:
	for the following reasons:  1.This property is the subject of Permit Number WW-4-0415  AS AMENDED 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
Selle	er(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 4 C 0 8 8 7 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 dows does not (strike one) result in a partition or subdivision of land. He attached to this return before filing with the town clerk (see Line E instructions).
	WITHHOLDING CERTIFICATION
П	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 t	hat 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 numberfrom the Commissioner of Taxes in advance of this sale.
X	3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
1	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 $ ext{TOWN}$	OF WI	ILLISTON			
SSN or FID					
Property Location PHASE	III	ROADWAYS	AT	FINNEY	CROSSING,
Date of Closing					And the second

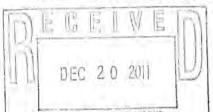


We h	hereby swear and affirm that this return, including all	SIGNATURES certificates, is true, correct and complete	e to the best of our knowledge
	Signature Signature Signature Signature Signature	RS LLC	Date
m	Signature TOWN OF WILLISTON  Signature By:  Duly Authorized I Signature  Signature		Date  Date  Date  Date
Prepa	red by (print or type) GRAVEL AND SHEA PO rer's Address PO BOX 369 RLINGTON, VT 05402-0369 Town or City: Please forward origin	Buyer's Representative  Buyer's Representative Telep	hone
		BE COMPLETED BY TOWN OR (	AND THE RESIDENCE OF THE PROPERTY OF THE PARTY OF THE PAR
City or Grand	Number TP 17 Professional Profe	rcel ID Number	
Retur	rn received (including certificates and Act 250 di	ACKNOWLEDGMENT	21-244
Resident Resident Mobile H Mobile H	tial >6 Acres 02 Co Home/Un 03 Co Home/La 04 Ind	asonal >6 Acres 06 mmercial 07 mmercial Apt 08 lustrial	Utilities Other       11         Farm       12         Other       13         Woodland       14         Miscellaneous       15

WILLISTON VT TOWN CLERK'S DFFICE Received Feb 08:2021 09:05A Recorded in VOL: 17 PG: 480- 484 Of Williston Land Records ATTEST: Sarah Mason: Town Clerk

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

WARRANTY DEED



DECE

00076165

KNOW ALL PERSONS BY THESE PRESENTS, that THE SNYDER TAFT CORNERS

RGE

680

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:

 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

Duly Authorized Agent

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

On this 15th day of December, 2011 personally appeared Chastelle & Surley, 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: 2. Zushford

Notary commission issued in Chittenden County

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 10. ( Steen, Vermont this 16th day of December, 2011.

**NEW ENGLAND FEDERAL CREDIT UNION** 

Duly Authorized Agent

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

On this 16th day of December, 2011 personally appeared 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,

Notary Public

Print name:

Notary commission issued in Chittenden County

Premises from the operation of the Mortga	C join in the execution of this Warranty Deed to release the age Deed granted to them by The Snyder Taft Corners LLC Nolume at Page of the Town of Williston Land
Dated at Builly Nermon	+ this 15th - 50 - 1 - 2011
Dated at Dillim, Vermon	t this 15 day of December, 2011.
0	A. A.O
	Joan G. Boson by Mary G
	Jean G. Pecor by Raymond C. Pecor, Jr., Attorney-in-Fact under Power of Attorney
	RCP REALTY, LLC
	By:
STATE OF VERMONT CHITTENDEN COUNTY, SS.	
Attorney-in-ract under rower of Attorney	2011, personally appeared RAYMOND C. PECOR, JR., for JEAN G. PECOR, to me known to be the person who eknowledged this instrument, by him signed, to be his free act ct for JEAN G. PECOR.
	Before me, M. M. M. M. Notary Public  Print name: DIANE M. M. AV. THY
	Notary commission issued in Chittenden County My commission expires: 2/10/15
STATE OF VERMONT COUNTY OF CHITTENDEN, SS.	
Authorized Agent of RCP REALTY, LLC	2011, personally appeared Raymond C. Pecor, Jr., Duly to me known to be the person who executed the foregoing ment, by him signed, to be his free act and deed and the free Before me, Notary Public
	Print name: DIANE M. McCARTHY
	Notary commission issued in Chittenden County

EHR OF ODCUMENT

# **VERMONT**

# Property Transfer Tax Return

Form PT-172



ON TOWN O TYPE A S 2440	ual SELLER #1 Social Security No	umber Individual SELLER #	2 Social Security Number
COPY ONLY 9 V.S.A. § 2440	(d)		
initity SELLER #1 Name			
THE SNYDER TAFT CORNERS LLC			
ndividual SELLER #1 Last Name	First Name		Initia
Entity SELLER #1 or Individual SELLER #1 Mailing Address Following Tran	nsfer (Number and Street or Roa	d Name)	
4076 SHELBURNE ROAD, SUITE 6			
City or Town	State	Zip Code	
SHELBURNE	VT	05482	
ndividual SELLER #2 Last Name	First Name		Initia
ndividual SELLER #2 Mailing Address Following Transfer (Number and St	treet or Road Name)		
City or Town	State	Zip Code	
OTAL number of SELLERS 1 If more than 2, attach Form 1	72-S.		
BUYER'S (TRANSFEREE'S) INFORMATION		INTER	RNATIONAL address check
BLACK OUT Entity BUYER #1 Federal ID number Individu ON TOWN COPY ONLY	ual BUYER #1 Social Security Nu	mber Individual BUYER #	2 Social Security Number
ntity BUYER #1 Name			
13 T. (17 M.			,
Entity BUYER #1 Name TOWN OF WILLISTON			
TOWN OF WILLISTON	First Name		Initia
TOWN OF WILLISTON  Individual BUYER #1 Last Name		Name)	Inilial
13 T. (17 M.	sfer (Number and Street or Road		Initia
TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Following Trans  7900 WILLISTON ROAD	sfer (Number and Street or Road State	Zip Code	Initial
TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Following Trans	sfer (Number and Street or Road		Initial
TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Following Trans  7900 WILLISTON ROAD  City or Town  WILLISTON	sfer (Number and Street or Road State	Zip Code	
TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Following Trans  7900 WILLISTON ROAD  City or Town  WILLISTON  Individual BUYER #2 Last Name	sfer (Number and Street or Road State VT First Name	Zip Code	
TOWN OF WILLISTON  Individual BUYER #1 Last Name  Entity BUYER #1 or Individual BUYER #1 Mailing Address Following Trans  7900 WILLISTON ROAD  City or Town	sfer (Number and Street or Road State VT First Name	Zip Code	Initial

Buyer #1 or Entity	TOWN (	DE, 1	WILLISTON			
SSN or FID	WEST TOP AT	111	2012 27 10 10			
<b>Property Location</b>	PHASE	IV	ROADWAYS	AT	FINNEY	CR
Date of Closing	144	0.00	And the second of		26200	

EY CROSSING,
WILLISTON

C. PROPERTY LOCATION	
Number and Street or Road Name	
PHASE IV ROADWAYS AT City or Town	FINNEY CROSSING
WILLISTON	VT
D. DATE OF CLOSING	E. INTEREST IN PROPERTY - Write the number from the list  1 if "4", enter   1 % Interest here   %
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 1. Husband/Wife 2. Parent/Child 3. Grandparent/Grandchild 4. Other  FINANCING: Conventional/Bank Owner Financing Other
TYPE OF BUILDING CONSTRUCTION AT TH	E TIME OF TRANSFER (Check all that apply)
1. None 5. 2. Factory 6. 3. Single Family Dwelling 7. 4. Seasonal Dwelling 8.	Farm Buildings  Multi-Family with  Dwelling Units Transferred  Mobile Home  Condominium with  Units Transferred  9. Store  10. Residential New Construction  11. X Other ROADS
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 (Enter number from list) Check if property will be rented AFTER tra Check if property was purchased by tenant	
K. AGRICULTURAL/MANAGED FOREST LAND  1. Check if property being conveyed is sut  2. Check if new owner elects to continue a	complete Sections M, N, and O below.
M. TOTAL Price Paid	N. Price paid for Personal Property  O. Price paid for Real Property
O . C	0.00
If price paid for Real Property is less than fair mark	et value, please explain
P. Value of purchaser's principal residence included in Line O for special tax rate (See instructions)	Pair 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 so	hedule on page 3 of this form.
COMPLETE RATE SCHEDULE FOR ALL TRA	NSFERS. 0 VERMONT DEPARTMENT OF TAXES
T. DATE SELLER ACQUIRED  12 15 2011  M M D D Y Y Y Y	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			the state of the Late of the		- 1000	
<b>Property Location</b>	PHASE	IV	ROADWAYS	AT	FINNEY	CROSSING
Date of Closing	100					(32.16E.E.E.)



200.57	RATE SCHEDULE	
	Special Rate Property	
1.	Value of purchaser's principal residence. Also enter on Line P. (See instructions)	<u> </u>
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.	lax rate	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	2
Ruy	LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES er(s) and Seller(s) certify as follows:	
Section 197	보고 있는데 그는	Socialista de la Secución de la Companya de la Comp
н.	That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood property.	regulations, if any, affecting the
В.		to the contact of the contract of
u.	That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivisi system and potable water supply rules under 10 V.S.A. Chapter 64 pertaining to the property may limit significantly	on regulations and wastewater
C.	That this transfer is in compliance with or is exempt from the westerwater and extent a water water water and extent a water water water and extent a water w	y the use of the property.
٥.	That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the following reasons:	ne Agency of Natural Resources
	1. This property is the subject of Permit Number $\frac{WW-4-0415}{}$ and is in compliance with said permit, or	
	2 This property and any retained parcel is exempt from the unstantial property and any retained parcel is exempt from the unstantial property and any retained parcel is exempt from the unstantial property and any retained parcel is exempt from the unstantial property and any retained parcel is exempt from the unstantial property.	o ira a comercia ve la comercia de la comercia del la comercia de la comercia del la comercia de la comercia del la comercia de la comercia de la comercia del la comercia de la comercia de la comercia del la co
	2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules exemptions):	because (see instructions for
	a. Parcel to be sold: Exemption Number	
	b. Parcel retained: Exemption Number	
Selle	er(s) further certifies as follows:	
٥.	That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Ch and Development law (Act 250), for the following reason:	apter 151, Vermont's Land Use
	AD AMENDED	and as
	<ol> <li>This property is the subject of Act 250 Permit Number 4 C 0 8 8 7 and is in compliance with said pe</li> <li>This property is exempt from Act 250 because (list exemption number from Line D in instructions):</li> </ol>	rmit, or
	보다 하고 있는 그리고 있다고 있으면 보고 있는데 이번에 다른데 이 나를 보고 있는데 그리고 있는데 이번에 되었다. 그리고 있는데 그리고 그리고 있는데 그	<del></del>
6.	That this transfer doesn't does not (strike one) result in a partition or subdivision of land. If it does, an Act 250 attached to this return before filing with the town clerk (see Line E instructions).	Disclosure Statement must be
	responsibility in a supplier of the state of	
127	WITHHOLDING CERTIFICATION	
	Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Col RW-171 within 30 days from the transfer,	mmissioner of Taxes with Form
	hat the transfer is exempt from income tax withholding for the following reason (check one):	
	<ol> <li>Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont</li> </ol>	an an autata
-	그는 이번들은 그리다 아니는 그렇게 그는 그리고 그는 이번 그는 이번 그는 이번 사람들이 나를 하는데 아이들을 하는데 하는데 아이들은 사람들이 되었다. 그는 이번 사람들은 그렇게 되었다.	
	<ol> <li>Buyer(s) certifies that the parties obtained withholding certificate number from the Committhis sale.</li> </ol>	ssioner of Taxes in advance of
X	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	foreclasure with no additional
	consideration.	loreciosure, with no additional

Buyer #1 or Entity To	NWO	OF I	WILLISTON			
SSN or FID	10.00				T-F-MARIN	
Property Location P	HASE	IV	ROADWAYS	AT	FINNEY	CROSSING,
Date of Closing						S. M. Sharing Street,



SELLER(S)	Signature				Date
	Signature	By: Duly Authorize			Date 12/15/11
	Signature	Date y Traction 1	ed Agent		Date
	Signature				Date
BUYER(S)	Signature TOWN OF WILLISTON			Date	
				Date	
	Signature By: Duly Authorized Agent Signature			Date	
					Date
Prep		STON VT 05402-0369	Buy		
Prep	JRLING	SSS PO BOX 369 STON, VT 05402-0369 We or City: Please forward of	Buy	er's Representative	phone
Bt	JRLING Tov	wn or City: Please forward of THIS SECTION	Buy Buy Priginal to the VT De I TO BE COMPLETE	er's Representativeer's Representative Tele epartment of Tax	es within 30 days of receipt.
Book	JRLING Tov	wn or City: Please forward o	Buy Buy Priginal to the VT De I TO BE COMPLETE	er's Representativeer's Representative Tele epartment of Tax	es within 30 days of receipt.  CITY CLERK  ist year of 2020 2021
Book City	TOV  Number or Town	wn or City: Please forward of THIS SECTION	Buy Buy Priginal to the VT De I TO BE COMPLETE	er's Representativeer's Representative Tele epartment of Tax	es within 30 days of receipt.  CITY CLERK  ist year of 2030 3031
Book City	JRLING Tov	wn or City: Please forward of THIS SECTION	Buy Buy Priginal to the VT De I TO BE COMPLETE	er's Representativeer's Representative Tele epartment of Tax	es within 30 days of receipt.  CITY CLERK  ist year of 2020 2021
Book City Gran	Tov  Number or Town  Ullis d List Value	wn or City: Please forward of THIS SECTION	Buy Buy Priginal to the VT De I TO BE COMPLETE Page Number	er's Representativeer's Representative Tele epartment of Taxe D BY TOWN OR Grand L	es within 30 days of receipt.  CITY CLERK  ist year of 2020 2021  Date of Record
Book City Gran	Tov  Number or Town  d List Value	wn or City: Please forward of THIS SECTION	Page Number  Parcel ID Number	er's Representativeer's Representative Tele epartment of Taxe D BY TOWN OR Grand L	es within 30 days of receipt.  CITY CLERK  ist year of 2020 2021  Date of Record

\* Please use the following two-digit grand list category codes Residential <6 Acres . . . . . 01 Seasonal >6 Acres ..... 06 Residential >6 Acres . . . . . 02 Commercial . . . . . . . . . . 07 Farm ..... 12 Commercial Apt...... 08 Mobile Home/Un . . . . . . . . 03 Mobile Home/La ..... 04 Industrial . . . . . . . . . . . . . . . 09 Woodland ..... 14 Seasonal <6 Acres ..... 05 Miscellaneous ......... 15

DATE 2/8/200-1

Form PT-172, Page 4 of 4 Rev. 11/10

SIGNED

VOL: 17 PG: 485 DQC: 00076166

WILLISTON VY TOWN CLERK'S DFFICE 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 ensealing 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

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.

**Notary Public** State of Vermont

Print name:

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

RIELEY PROPERTIES, LL

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,

Print name:

Notary Rublic - State of Vermont

Jonathan M. Stebbins, Esq.

Notary Public

State of Vermont
My commission expires: 1 My Commission Number: 0003375

My Commission Expires: 1/31/2021

END OF BUGLMENT

PTT-172

# VERMONT PROPERTY TRANSFER TAX RETURN

20210248

7sv7b3

Web request key / Verification code

# TRANSFERORS (Sellers)

For Town Use Only TRANSFEREES (Buyers)

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

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

ed at the bottom of this pa	age				
Date of this Closing:	Feb-08-2021 Land	l Size (ac	cres): 0.00		
City/Town:	: SPAN#		Check if property is located in multiple cities or towns		
Williston	759-241	-14364	This sale did not involve land	П	
	If other, desc	ription:			
Γax: 02 - 32 V.S.A. § 96	03 (2)				
	If other, desc	ription:			
	If other, desc	ription:	Roadway		
Open Land	If other, desc	ription:			
ner	If other, descri	ription:	Public Roadway		
0 1	Enrolled in the Curr	ent Use 1	Program? No		
ately? No	New owner elects to	continue	current use enrollment? No		
property: Yes					
A. § 9601(6)	00.00				
ty					
	\$0.00				
	Preparer's Phone:	(802) 6	58-0220		
369	Preparer's E-mail:	retax@g	gravelshea.com		
	4076 SHELBURNE RC	DAD, SUI	TE 6 SHELBURNE VT 05482-00	00	_
	Date of this Closing: City/Town Williston  Fax: 02 - 32 V.S.A. § 96  Open Land ner o	City/Town: SPAN# Williston 759-241  If other, desc  Fax: 02 - 32 V.S.A. § 9603 (2)  If other, desc  Open Land If other, desc  Or Enrolled in the Curr  Stelly? No New owner elects to open the second of the second	Date of this Closing: Feb-08-2021 Land Size (activ/Town: SPAN# Williston 759-241-14364  If other, description:  Enrolled in the Current Use In the Cu	Date of this Closing: Feb-08-2021 Land Size (acres): 0.00  City/Town: SPAN# Check if property is located in multiple cities or towns  Williston 759-241-14364 This sale did not involve land  If other, description:  If other, description:  If other, description: Roadway  Open Land If other, description: Public Roadway  Enrolled in the Current Use Program? No  New owner elects to continue current use enrollment? No property: Yes  A. § 9601(6) \$0.00  S0.00  S0.00  Preparer's Phone: (802) 658-0220  Preparer's E-mail: retax@gravelshea.com	Date of this Closing: Feb-08-2021 Land Size (acres): 0.00  City/Town: SPAN# Check if property is located in multiple cities or towns  Williston 759-241-14364 This sale did not involve land  If other, description:  Fax: 02 - 32 V.S.A. § 9603 (2)  If other, description:  If other, description: Roadway  Open Land If other, description: Public Roadway  Open Land If other, description: Public Roadway  Open Land If other Current Use Program? No  ately? No New owner elects to continue current use enrollment? No  property: Yes  A. § 9601(6) \$0.00  \$0.00  \$0.00  Preparer's Phone: (802) 658-0220

Transferee's Name	TOWN OF WILLISTON	7sv7b3
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	Page Number 485-486	Grand List year
City or Town Williston	Parcel ID Number 08-143-010-505	Date of Record FELOVAN 8, 2021
Grand List Value 8624 800	Grand List Category 08	SPAN 759-241-14364
Comments, additional information, etc.		
Duplicate Return Suspected	Portion of the property sold/subdivision  Deed Acknowledgment and Return Re	있는데 사용하는 그 그래요 한 살 수 있는데 사용하게 하는데 사용하게 되었다. 나는데 내용하다 하는데 그래요 하는데 그래요 하는데
	Deed Additional gilletit and Return Re	St- Set o
Jul MA	Acal	alclana
GNED	A531, Clerk 0	DATE 21812021
9		

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 ensealing 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

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 Rublic - State of Vermont

Jonathan M. Stebbins, Esq.

Print name:

Notary Public State of Vermont

My commission expires: 1/3

My Commission Number: 0003375

My Commission Expires: 1/31/2021

RIELEY PROPERTIES, LLC

Diny Authorized Agent

STATE OF VERMONT CHITTENDEN COUNTY, SS.

At South Burlington, Vermont this 4<sup>th</sup> 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 Number: 0003375

My Commission Expires: 1/3 My Commission Expires: 1/31/2021

END OF BOSUMENT

<1173828v1/RHR>

PTT-172

# VERMONT PROPERTY TRANSFER TAX RETURN

20210247

jhj8zc

Web request key / Verification code

## For Town Use Only TRANSFEREES (Buyers)

TRANSFERORS (Sellers)

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

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

*Any additional transerors or transferees are liste	501.5 105.05.05.05.55	Softic Track	. N. 1760	SAS MAGA	_
Date Acquired by Transferor: Apr-04-2019	Date of this Closing:	Feb-08-2021 I	Land Size (acr	6 T. H.	
Property Physical Location:	City/Town:	SPA	N#	Check if property is located in multiple cities or towns	
HOLLAND LANE (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. § 960	03 (2)			
Interest in property: Fee Simple		If other,	description:		
If "undivided" percent of interest:					
Type of building construction: Other		If other,	description: 1	Roadway	
Transferors use of property before transfer:	Open Land	If other,	description:		
Transferees use of property after transfer: Ot	her	If other,	description: 1	Public Roadway	
Will the property be rented after transfer? N	o E	Enrolled in the C	Current Use Pr	rogram? No	
Have development rights been conveyed separ	ately? No N	lew owner elect	s to continue c	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 proper	ty		.00		
Value paid or transferred for real property			.00		
Tax Due		\$0.00			
, AC-1 4			44		_
Preparer's Name: GRAVEL & SHEA PC		Preparer's Pho	one: (802) 65	8-0220	
Preparer's Address: BURLINGTON, VT 05402-0	369	Preparer's E-n	nail: retax@gra	avelshea.com	
Additional Transferor (S) / Transferee (B)					
RIELEY PROPERTIES, LLC		4076 SHELBURN	E ROAD, SUITI	E 6 SHELBURNE VT 05482-00	00

		Verification code
ransferee's Name TOWN OF WII	LLISTON	jhj8zc
	NE (PUBLIC STREET)	
ate of this Closing Feb-08-2021		
NOTE: Long	g names or addresses may not display fully on t mes and addresses are submitted electronically	the paper copy of the return, to the Town and Department.
	LOCAL AND STATE PERMITS AND ACT 250 NO	TICE
This serves as notice that:		
<ul> <li>The property being transferr under 10 V.S.A. chapter 64 a</li> </ul>	ed may be subject to regulations governing po and building, zoning and subdivision regulation	otable water supplies and wastewater systems as;
<ul> <li>The property being transferre chapter 151;</li> </ul>	d may be subject to Act 250 regulations regard	ding land use and development under 10 V.S.A.
	n to investigate and disclose knowledge rega	그렇게 하면 하는 것들이 살아진 그런 바람이 되어 안 되는 것들이 되어 되는 것들이 되었다. 그렇게 되었다고 바람이 되었다.
To determine if the property is in com	pliance with or exempt from these rules, contac	t the relevant agency.
Town Clerk - Sign into y	our myVtax account to enter this recording	ng information. After you have entered the recording
	mation print a copy to deliver to the prima	Transferee per 32 V C A 0607
infor		ily Hansieree per 32 v.s.A. 9007.
infor		ny Transferee per 32 v.s.n. 9007.
inform		
This	s section to be completed by To	
inform		
This	s section to be completed by To	own or City Clerk

nments, additional information, etc.	Grand List Category 08	SPAN 759-241-143
Duplicate Return Suspected	Portion of the property sold/subdivision  Deed Acknowledgment and Return Received	Original Return Waiting on Deed
ED Jerhup	ASSA, Clerk DATE 5	1865181
1110		

VOL: 17 PG: 519 DOC: 000752:

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. 21-250 32 V.S.A. Chop 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 n 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-IR-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.

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 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 is successors and assigns, to their own use and behoof, forever.

> FINNEY CROSSING TIC/SOUTH, LLC a Vermont limited liability company

> > **Duly Authorized Agent**

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

Before me, on this day of 2021, personally appeared Scott Rucley , 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.

Date

Notary Public - State of Vermont

HERDI Printed Name:

STUMPPF

Commission No.: 0000 829

Commission Expires: 1/31/21

[Additional Signatures on Following Pages]

**HEIDI STUMPFF** Notary Public State of Vermont

THE SNYDER RESIDENTIAL INVESTMENTS, LLC

By: My Authorized Agent

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

Before me, on this 25th day of 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.

1/25/71 Date

Notary Public - State of Vermont

Printed Name: Pania / Gagner Commission No.: 187.0011327

Commission Expires: 1/31/21

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 Let 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

But He indi Stanolle

Duly Authorized Agent

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

Before me, on this day of Februard, 2021, personally appeared 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.

21121 Date

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]

Commission Na. \* 1570013199\*

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 1st day of 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 is successors and assigns, to their own use and behoof, forever.

FINNEY CROSSING APARTMENT OWNERS' ASSOCIATION, INC.

Duly Authorized Agent

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

Before me, on this day of Teloway, 2021, personally appeared 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.

Date

HEIDI STUMPFF Notary Public State of Vermont Notary Public - State of Vermont

Printed Name: #6151 StwmpFP Commission No.: 6000 829

Commission Expires: 1/31/21

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 day of fourth of the Deed 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.

Section) as shown on the Revised Plat. PEOPLE'S UNITED BANK **Duly Authorized Agent** STATE OF VERMONT COUNTY OF CHITTENDEN, SS. me, on this day of Februally, 2021, personally appeared STWM PFF, Duly Authorized Agent of PEOPLE'S UNITED BANK, known to me to be Before 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. Date Notary Public - State of Vermont Printed Name: Kalan Singh 31/2023 31/2023 Comm' \* 157 Commission No.: 1570013199 Commission Expires: 1/31/21 [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 154 day of 12 board, 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 is successors and assigns, to their own use and behoof, forever.

FINNEY CROSSING TIC/NORTH, LLC, a Vermont limited liability company

Duly Authorized Agent

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

Before me, on this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 2021, personally appeared \_\_\_\_\_\_\_\_, 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.

Date

HEIDI STUMPFF Notary Public State of Vermont Notary Public - State of Vermont

Printed Name: HEIDI STUMPPE

Commission No.: 0000 87 Commission Expires: 1/31/21

THE SNYDER RESIDENTIAL INVESTMENTS, LLC

By: Duly Authorized Agent

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

Before me, on this 25 day of Janua, 2021, personally appeared 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.

1/52/51

Date

Notary Public - State of Vermont

Commission Expires: 1/31/21

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 State Deed by Its Duly Authorized Agent, as of 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

Duly Authorized Agent

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

Before me, on this day of Floruca, 2021, personally appeared Stumpper, 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/Z1 Date

Notary Public - State of Vermont

Printed Name: Kasan Singh Saini Commission No.: 1570013199

Commission Expires: 1/31/21 1/31/23

[Additional Signatures on Following Pages]

Commission No

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 /d day of , 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 is successors and assigns, to their own use and behoof, forever.

By:

FINNEY CROSSING APARTMENTS/M3, LLC

Duly Authorized Agent

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

Scor Rieley	me, on	this	day	of Fe	by au	dROS	2021, SSING	personally APARTMI	appeared
LLC, known to		the person	who exec	ited the fo	regoing i	nstrum	ent, and	he/she ack	nowledged
this instrument,	by him/he	er signed, to	be his/her	free act a	nd deed a	nd the	free act	and deed of	FINNEY
CROSSING AI	PARTME	NTS/M3, I	LC.		1			med area at	

2/1/21

Date

Notary Public - State of Vermon

Printed Name: HEIDI STVM
Commission No.: DODO 8 29

Commission Expires: 1/31/21

HEIDI STUMPFF Notary Public State of Vermont

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 State Development area that is now included within the boundaries of Holland Lane (New Public Section) as shown on the Revised Plat.

PEOPLE'S UNITED BANK

Duly Authorized Agent

STATE OF VERMONT COUNTY OF CHITTENDEN, SS.

Before me, on this day 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

Notary Public - State of Vermont

Printed Name: Karan Singh Sain

Commission No.: 157001 3199

Commission Expires: 1/31/2073

Commission No. \* 1570013199\*

RMC OF DOCUMENT

<1612723v1/RHR>

#### E-Filed

VT Form PTT-172

# VERMONT PROPERTY TRANSFER TAX RETURN

20210256

5v3rsh

Web request key / Verification code

For Town Use Only TRANSFEREES (Buyers)

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

#### TRANSFERORS (Sellers)

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

\*Any additional transerors 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

X

HOLLAND LANE (PUBLIC STREET)

Williston

759-241-14364

This sale did not involve land

Buyer Seller relationship type:

If other, description:

If other, description:

If other, description:

Enrolled in the Current Use Program? No

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

Interest in property: Other

If other, description: Roadway

If other, description: Public Roadway

New owner elects to continue current use enrollment? No

If "undivided" percent of interest:

Type of building construction: None

Transferors use of property before transfer: Open Land

Transferees use of property after transfer: Other

Will the property be rented after transfer? No

Have development rights been conveyed separately? No

Does the transferee hold title to any adjoining property: No

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

Value paid or transferred for personal property

Value paid or transferred for real property

Tax Due

\$0.00

\$0.00

\$0.00

\$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

HOLLAND LANE (PUBLIC STREET) **Property Location** 

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.

DOK Number	Page Number 519 - 53 a	Grand List year
ty or Town Williston	Parcel ID Number 08-143-010-565	Date of Record FENOVAM 10, 2021
and List Value 8 (024 800 mments, additional information, etc.	Grand List Category	SPAN 759-241-1436
- V.	44	
Duplicate Return Suspected	Portion of the property sold/subdivision  Deed Acknowledgment and Return Received	Original Return Waiting on Deed
		21-256
NED JUN UM	ASST Clerk DATE	2/10/2021
		l l

For Town Use Only