

**TOWN OF WESTFORD
NOTICE OF SALE OF MUNICIPAL REAL ESTATE**

NOTICE IS HEREBY GIVEN TO THE LEGAL VOTERS OF THE TOWN OF WESTFORD, in accordance with 24 V.S.A. § 1061(a)(1), that the Town of Westford (the "Town") proposes to convey to Bernard and Sheryl Fleury (the "Fleurys") all its right, title and interest in and to a certain 0.25-acre, more or less, parcel of land located northerly of the buildings on the lands and premises owned by the Fleurys at 20 Common Road and southerly of Town Highway No. 33 (Common Road) (the "Property"). The Property is a portion of the lands and premises conveyed to the Fleurys by Warranty Deed of Margaret A. Kisner and John R. Allen, Jr., dated December 27, 1988, and recorded in Book 57, Page 144 of the Town Land Records and a portion of the lands and premises conveyed to the Town by deed of Lewis Curtis, Administrator of Luke and Elizabeth Camp Estates, dated July 16, 1819, and recorded at Book 6, Page 98-99 of the Town Land Records. Said parcel of land includes the so-called "public use dedication area" and all land southerly of Town Highway No. 33 between the Fleurys' easterly and westerly boundary lines. It may be further described as follows, subject to final survey: Beginning at an iron rod set flush on the southwesterly edge of the Town Highway No. 33 (Common Road) right of way being the northwesterly corner of the land herein described and the point of beginning; thence a bearing of S 67° 56' 40"E a distance of 41.96 feet to an iron rod set flush on the southwesterly edge of the Town Highway No. 33 (Common Road) right of way; thence on a bearing S 86° 10' 10" E a distance of 100.41 feet to an iron rod set flush on the southerly edge of the Town Highway No. 33 (Common Road) right-of-way being the northeasterly corner of the land herein described; thence on a bearing of S 03° 45' W a distance of 99.66 feet to and through an iron rod set to an unmarked point being the southeasterly corner of the lands herein conveyed; thence a bearing of N 88° 55' 40" W a distance of 80.52 feet along the southerly line of the "Town Common" as conveyed by Lewis Curtis, Administrator of the Luke and Elizabeth Camp Estates to the Town, dated July 16, 1819, recorded in Book 6, Pages 98-99 of the Town Land Records to an unmarked point; thence continuing on the same bearing a distance of 60.94 feet to a unmarked point on the easterly boundary of the Town's "Spiller Lot;" thence a bearing of N 04° 15' 10" E a distance of 99.1 feet to an iron rod set; thence continuing on a bearing of N 04° 15' 10" E a distance of 20.50 feet to the point or place of beginning. All bearings used in the above description are referenced to VT State Plane (NAD83) North. Said conveyance is for the purpose of releasing all the Town's right, title and interest in and to the land southerly of Town Highway No. 33 (Common Road), including the so-called "public use dedication area" on the Fleurys' property. Said conveyance will have the following terms and conditions:

SALE PRICE: \$1.00.

TERMS: Quitclaim Deed to be delivered at closing.

CLOSING: As soon as practicable after thirty (30) days from date of publication and posting of this notice.


The above-described Property will be conveyed on the terms specified unless a petition objecting to the conveyance signed by at least five percent (5%) of the legal voters of the Town is presented to the Town Clerk within thirty (30) days of the date of publication and

posting of this notice pursuant to 24 V.S.A. § 1061(a)(2). If such a petition is presented, the Town shall cause the question of whether the Town should convey the above-described Property to the Fleurys on the terms set forth above to be considered at a Special Town Meeting called for that purpose, or at the next Annual Town Meeting.

THIS IS NOT A SOLICITATION FOR BIDS, NOR AN OFFER TO SELL THIS REAL ESTATE TO ANY PERSON ON ANY PARTICULAR TERMS OR CONDITIONS.

Dated at Westford, Vermont, this 25th day of January, 2018.

By:



David A. Tilton, Selectboard Vice Chair