

**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 sell to Jeffrey Hutchins all its right, title and interest in and to a certain 0.5-acre, more or less, parcel of land located northerly of the buildings at 26 Common Road, easterly of Town Highway No. 1 (Brookside 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 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 and a portion of the lands and premises conveyed to the Town by Warranty Deed of the Westford Historical Society, Inc., dated August 27, 2013, and recorded in Book 159, Page 941 of the Town Land Records. Said parcel of land includes the so-called "public use dedication area" and may be further described as follows, subject to final survey: Beginning at an iron rod set flush at the southerly intersection of the Common Road and Brookside Road right of ways and being the northwesterly corner of the land herein described; thence running on a bearing of S 67° 56' 40" E a distance of 126.24 feet along the southwesterly edge of the Common Road right of way to an iron rod set flush at the northeasterly corner of the land herein described; thence running on a bearing of S 04° 15' 10" W a distance of 20.50 feet to an iron rod set flush at the northerly common corner of the Town of Westford's "Spiller" lot with the Bernard and Sheryl Fleury lot; thence continuing on the same bearing of S 04° 15' 10" W a distance of 99.10 feet along the Town - Fleury property line to an unmarked point at the southeasterly corner of the land herein described; thence a bearing of N 88° 55' 40" W a distance of 171.6 feet to an unmarked point on the Congregational Church of Westford property line and being the southwesterly corner of the land herein described; thence a bearing of N 13° 42' 40" E a distance of 84.58 feet along the Town of Westford's "Common" - Congregational Church of Westford property line to an iron rod set flush on the southeasterly edge of the Brookside Road right of way; thence a bearing of N 28° 05' 30" E a distance of 92.15 feet along the southeasterly edge of the Brookside Road right of way to said point of beginning. All bearings used in the above description are referenced to VT State Plane (NAD83) North. Said conveyance is for the purpose of ensuring that the property at 26 Common Road (the "Spiller Lot") abuts a town highway. Said conveyance will have the following terms and conditions:

- SALE PRICE:** \$115,000.00 is being offered to purchase both the Property and the "Spiller Lot" at 26 Common Road to the Property's south.
- TERMS:** Warranty Deed to be delivered at closing.
- CLOSING:** As soon as practicable after thirty (30) days from date of publication and posting of this notice.

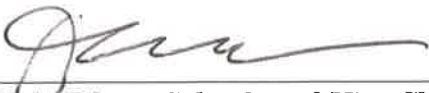
The above-described Property will be conveyed on the terms specified unless a petition objecting to the conveyance signed by at least five percent (5%) of the legal voters of the Town is presented to the Town Clerk within thirty (30) days of the date of publication and posting of this notice pursuant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