

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **ROLAND A. PIGEON** and **NETTIE J. PIGEON**, as Trustees of the **PIGEON FAMILY LIVING TRUST** u/t/a dated **September 3, 2010**, of Westford, Vermont, (the “Grantors”) in consideration of Ten and More Dollars (\$10.00) and other good and valuable consideration paid to their full satisfaction by _____ and _____, residents of _____, Vermont, (the “Grantees”) do hereby **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, _____ and _____, and their heirs and assigns forever, a certain piece or parcel of land in the Town of Westford, County of Chittenden and State of Vermont, which is more particularly described as follows:

Being a 2.36-acre, more or less, parcel of land on the northerly side of Vermont Route 128, being shown as “Lot 3, 108,999 S.F., 2.36 Acres” on a survey plat entitled, “Plat of 3-Lot Subdivision Showing Lands of Pigeon Family Living Trust, 1705 VT Route 128, Westford, Vermont,” prepared by Button Professional Land Surveyors, PC, signed by Christopher A. Haggerty on September 14, 2023, and recorded in Map Slide ___ of the Town of Westford Land Records (the “Plat”).

Said Lot 3 is benefited by and easement and right-of-way sixty feet (60’) in uniform width for utilities, ingress and egress, and two public parking spaces serving said Lot 3 over “Lot 2” shown on the Plat. Said Lot 3 is also subject to and burdened by an easement for a stormwater and related drainage outflow.

Being a portion of the lands and premises conveyed to the Grantors, Roland A. Pigeon and Nettie J. Pigeon, Trustees of the Pigeon Family Living Trust u/t/a dated September 3, 2010, by Deed Into Trust of Roland A. Pigeon and Nettie J. Pigeon, dated October 6, 2012, and recorded in Book 157, Page 163 of the Town of Westford Land Records.

Said conveyance is subject to the terms and conditions of: (a) the Town of Westford’s subdivision approval decision on Application _____, dated _____, (b) State of Vermont Wastewater System and Potable Water

Supply Permit WW-_____, dated _____, and recorded in Book ___, Page ___ of the Town of Westford Land Records; (c) all rights of way, easements, conditions and covenants of record or as depicted on the Plat, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §§ 601 611, both inclusive; and (d) the provisions of municipal ordinances, public laws, and special acts.

This conveyance is made subject to and with the benefit of any easements and rights-of-way and any utility easements, spring rights, easements for ingress and egress and rights incident to each of the same as may appear more particularly of record, provided this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated.

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

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the Grantees, _____ and _____, and their heirs and assigns, to their own use and behoof forever; and the Grantors, **ROLAND A. PIGEON** and **NETTIE J. PIGEON**, as Trustees of the **PIGEON FAMILY LIVING TRUST u/t/a dated September 3, 2010**, for themselves and their successors in trust and assigns, do covenant with the Grantees, _____ and _____, and their heirs and assigns, that from and after the ensembling of these presents, they are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; and said Grantors hereby engage to **WARRANT** and **DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this _____ day _____, 2023.

Roland A. Pigeon, Trustee of the Pigeon Family Living Trust u/t/a dated September 3, 2010

Nettie J. Pigeon, Trustee of the Pigeon Family Living Trust u/t/a dated September 3, 2010

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At _____, in said County, this _____ day of _____, 2023, personally appeared **Roland A. Pigeon and Nettie J. Pigeon, Trustees of the Pigeon Family Living Trust u/t/a dated September 3, 2010**, and they acknowledged this instrument, by them signed, to be their free act and deed and their free act and deed as **Trustees of the Pigeon Family Living Trust u/t/a dated September 3, 2010**.

Before me,

Notary Public
My Commission Expires: 1/31/2025
My Commission #: