

TRUSTEES' DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, **George E. Pigeon and Luane M. Pigeon, Co-Trustees of the Pigeon Family Living Trust**, u/t/a dated September 3, 2010 of Westford, in the County of Chittenden and State of Vermont, Grantor, in consideration of Ten and More Dollars, paid to our full satisfaction by **Town of Westford**, a Vermont municipality in the County of Chittenden and State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL CONVEY and CONFIRM unto the said **Town of Westford**, its successors and assigns, to their own use and behoof forever a certain piece of land and all improvements thereon in the Town of Westford, County of Chittenden and State of Vermont, described as follows:

Being all and the same land and premises conveyed to Roland A. Pigeon and Nettie J. Pigeon as trustees of the Pigeon Family Living Trust by Deed Into Trust of Roland A. Pigeon and Nettie J. Pigeon dated October 6, 2012 and recorded in Book 157, Pages 163-64 of the Town of Westford Land Record, and being described as follows:

Said lands and premises are commonly known and numbered as 1705 Vermont Route 128.

Being all and the same lands and premises conveyed to Roland A. Pigeon and Nettie J. Pigeon by Warranty Deed of Helen L. Paige dated December 12, 1968 and recorded in Book 30, Pages 429-421 (sic) of the Town of Westford Land Records (the "Land Records").

Being lands and premises consisting of two (2) separate parcels, as follows:

Parcel 1: A parcel of land, with building thereon, situated on the north side of the highway known as Route No. 128 leading from Westford to the Town of Fairfax, and being all and the same lands and premises described in a warranty deed from E. B. Domingue to Carl S. Paige and Helen L. Paige and which deed is dated September 4, 1945, and of record in volume 25 on pages 286 and 287 of the Land Records. Said lands were conveyed to said E. B. Domingue in two separate conveyances, one from John Howrigan dated May 4, 1903, and of record in volume 19 on page 254 of the Land Records, and the other from Henry N. Macomber dated September 22, 1910 of record in volume 20 on page 111 of the Land Records.

Parcel 2: A parcel of land, with building thereon, situated on the north side of the highway known as Route No. 128 leading from Westford to the Town of Fairfax, and situated westerly of lands described in Parcel 1 above, being all and the same lands and premises conveyed to Carl S. Paige and Helen L. Paige from Ovila and Eva Harton by warranty deed dated May 31, 1945,

and of record in volume 25 on page 246 of the Land Records.

With the provision that this paragraph shall not reinstate any encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated, said Property is conveyed subject to and benefited by the following:

1. all legally enforceable easements, rights of way, covenants, conditions, permits, declarations, and other restrictions on use of record, and
2. rights of the public and others legally entitled thereto in any portion of the Property lying within the boundaries of public road, way, street, trail, or alley.

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

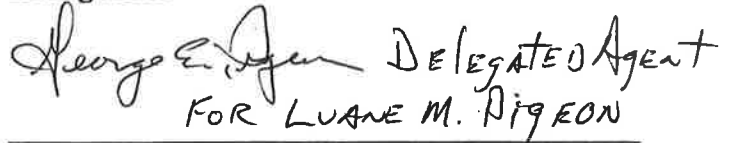
TO HAVE AND TO HOLD said granted premises, with all privileges and appurtenances thereof, to the said **Town of Westford**, and its successors and assigns, to their own use and behoof forever; and we, the said **George E. Pigeon and Luane M. Pigeon, Co-Trustees of the Pigeon Family Living Trust u/t/a dated September 3, 2010**, Grantors, and our successors and assigns, do covenant with the said Grantee, **Town of Westford**, and its successors and assigns, that until the ensealing of these presents we are the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; except as aforesaid and I/we hereby engage to **WARRANT** and **DEFEND** the same against all lawful claims whatever, except as aforesaid.

The Grantors hereby certify that the Grantors have been properly appointed as the Co-Trustees under the Trust Agreement, and are currently serving as the Co-Trustees, and are fully vested with all the title, estate, rights, powers, duties, and obligations of the Co-Trustees under the Trust Agreement and has/have full power and authority thereunder to convey the property of trust to the Grantee herein.

IN WITNESS WHEREOF, **George E. Pigeon and Luane M. Pigeon, Co-Trustees of the Pigeon Family Living Trust** u/t/a dated September 3, 2010 hereunto cause their hands and seals this 31 day of March, 2025.



George E. Pigeon, Co-Trustee of Pigeon Family Living Trust



Luane M. Pigeon, Co-Trustee of Pigeon Family Living Trust, by George E. Pigeon, delegated agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Burlington, Vermont, this 31st day of March, 2025, personally appeared **George E. Pigeon and George E. Pigeon, Delegated Agent for Luane M. Pigeon, Co-Trustees of the Pigeon Family Living Trust**, and he acknowledged this instrument by him sealed and subscribed to be his free act and deed, and the free act and deed of Luane M. Pigeon and the Pigeon Family Living Trust.

Before me:



Notary Public

My commission number: 157.00007110

My commission expires: 01/31/2027

