

DRAFT

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **EDWARD J. TROTTIER** and **JOANN N. TROTTIER** of Jericho, in the County of Chittenden and State of Vermont, GRANTOR (whether singular or otherwise, hereinafter referred to as "Grantor"), in the consideration of TEN AND MORE DOLLARS paid to Grantor's full satisfaction by **KRISTEN TROTTIER and ANDREW CHARDAIN** of Jericho, in the County of Chittenden and State of Vermont, GRANTEE (whether singular or otherwise, hereinafter referred to as "Grantee"), by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, **KRISTEN TROTTIER and ANDREW CHARDAIN**, Joint Tenants with Rights of Survivorship, and Grantee's heirs and assigns forever, a certain piece of land in Jericho, in the County of Chittenden and State of Vermont, described as follows, viz:

Being a portion of the lands and premises conveyed to Edward J. and Joann N. Trottier by Warranty Deed of Marjorie B. Hunt dated November 15, 2018 and of record in Volume 342, Page 318 of the Town of Jericho Land Records.

Being all of Lot 2, containing 6.48 acres, more or less, as shown and depicted on a plan of land entitled: "Site Plan Ed & Joann Trottier, 201 Orr Road, Jericho, Vermont," prepared by Summit Engineering, Inc., dated April 15, 2021 and recorded on DATE in MAP SLIDE of the Town of Jericho Land Records.

Conveyed hereby to Grantee, their heirs and assigns, in common with Grantor, their heirs and assigns, is a perpetual easement and right-of-way, thirty (30') feet in width for ingress and egress, in the location shown on the above-described Plan identified as '30' Drive ROW'. By acceptance of this deed, Grantee, for themselves, their heirs and assigns, covenant and agree that owners of Lot 2B shall be solely responsible for all costs of maintenance, repair, snowplowing, and all other expenses of and for all portions of the roadway located within the right-of-way that serve only Lot 2B. Further, Grantee, for themselves, their heirs and assigns, covenant and agree that the costs of maintenance, repair, snowplowing, and all other expenses of and for the the shared portion of the above-described right-of-way shall be shared equally by the owners of Lots 2A and 2B. Notwithstanding the foregoing, any person who damages said roadway, beyond normal wear and tear, shall be solely responsible for the cost of repairing the same. For any breach of the covenants set forth in this paragraph, the party in breach shall pay all costs of collection or enforcement, including reasonable attorneys' fees.

Said lands and premises have the benefit of a 10' wide utility easement over and through Lot 1 for the underground placement of utilities as shown and depicted on the above-referenced Plan.

Said lands and premises have an address of XXX Orr Road, Jericho, VT 05465.

Reference is hereby made to the above-referenced deeds and plans and the references contained therein, in further aid of the description.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **KRISTEN TROTTIER and ANDREW CHARDAIN**, Joint Tenants with Rights of Survivorship, and Grantee's heirs and assigns, to Grantee's own use and behoof forever;

And the said Grantor, **EDWARD J. TROTTIER and JOANN N. TROTTIER** , for Grantor and Grantor's heirs, executors and administrators, does covenant with the said Grantee, and Grantee's heirs 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 manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid, and except for all utility easements as may appear of record, provided that such exception shall not reinstate any such utility easements previously extinguished by Title 27 Vermont Statutes Annotated, Chapter 5, Subchapter 7; and Grantor hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and acknowledged this ____ day of _____ A.D. 2021.

DRAFT

Edward J. Trottier
DRAFT

Joann N. Trottier

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At _____ this _____ day of _____ A.D. 2021, Grantor,
EDWARD J. TROTTIER and JOANN N. TROTTIER, personally appeared and
acknowledged this instrument, by said Grantor sealed and subscribed to be said Grantor's free act
and deed.

DRAFT

Notary Public
My commission expires: 1/31/23

CBD/RE/Trottier2B

BERGERON, PARADIS & FITZPATRICK, LLP
(802) 879-6304
P.O. Box 174
Essex Junction, Vermont 05453

BILL FOR SERVICES

May 19, 2021

EDWARD J. TROTTIER and JOANN N. TROTTIER
c/o BPF
Orr Road

Re:

Preparation of Warranty Deed; Preparation of Vermont Property Transfer Tax Return;
Preparation of Certification of Smoke and Carbon Monoxide Detectors; Miscellaneous
conferences,

SERVICES: \$

**TO ENSURE THAT THIS ACCOUNT IS PROPERLY CREDITED PLEASE REMIT A COPY
OF THIS BILL WITH YOUR CHECK.**

ALL BALANCES OUTSTANDING 30 DAYS AFTER ARE SUBJECT TO INTEREST CHARGES OF
1% PER MONTH (12% APR).