

Book 91

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, MICHAEL P. QUESNEL, of the Town of Cornwall, County of Addison and State of Vermont, Grantor, in consideration of ten dollars and other good and valuable consideration paid to my full satisfaction by **NORTHERN CROSS LLC**, a Vermont limited liability company with principal offices located in Cornwall, Vermont, Grantee, by these presents do freely **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said Grantee, **NORTHERN CROSS LLC**, and its successors and assigns, forever, a certain parcel of land situated in the Town of Cornwall, County of Addison and State of Vermont, described as follows, viz:

Being a portion of all and the same land and premises conveyed to Michael P. Quesnel and Barbara M. Quesnel by Warranty Deed of Herman Wiederhold and Margaret S. Wiederhold dated April 24, 1969 and recorded in Book 22, Page 117 of the Town of Cornwall Land Records. Barbara M. Quesnel conveyed all of her interest in said premises to Michael P. Quesnel by Quit Claim Deed dated December 8, 1983 and recorded in Book 30, Page 185 of the Town of Cornwall Land Records.

Being two contiguous but separate parcels, depicted as Lot 5, containing 2.10 acres, more or less, and Lot 6, containing 3.81 acres, more or less, each as depicted on a survey entitled "Proposed Boundary Line Adjustment Lot 6, Lands of Michael P. Quesnel dated May 6, 2021, and recorded at Map Slide 303 of the Town of Cornwall Land Records.

Lots 5 and 6 are each subject to and benefited by a non-exclusive easement for utilities servicing Lots 3, 4, 5 & 7 and a right-of-way for ingress and egress to Lots 3, 4, 5, 6 & 7 over a portion of those lands and premises retained by Michael P. Quesnel labeled "Samson Road Private Road," and over Lot 7 labeled as "Proposed 50' wide Right-of-Way," including the "expanded easement for emergency vehicle turnaround," all as depicted on the aforementioned Survey Plat. Upon construction of a residence on Lots 3, 4, 5, 6, or 7, the owner of record of said Lot, their heirs and assigns, shall become equally liable for all costs of maintenance, repair and/or replacement of said right-of-way as depicted on the aforementioned Survey Plat. Additionally, in the event of the creation of any additional lots from those lands labeled "Lands of Michael P. Quesnel 30/185 22/117 Ref. 11/138 7/102 6/114 Remaining Lands 8.43 Acres +/- remaining", upon construction of a residence on any additional lot, the owner of said additional lot, their heirs and assigns, shall become equally liable for all costs of maintenance, repair and/or replacement of said right-of-way as depicted on the aforementioned Survey Plat. Said lands and premises are subject to the terms and conditions of State of Vermont Wastewater & Potable Water Supply Permits WW-9-0661 dated September 20, 2004 of record in Volume 60, Page 322 of the Town of Cornwall Land Records, WW-9-0800 dated November 7, 2005 of record in Volume 62, Page 595 of the Town of Cornwall Land Records, and WW-9-2104 dated March 30, 2015 of record in Volume 78, Page 432 of the Town of Cornwall Land Records, as the same may be amended from time to time.

Lot 5 is further subject to the following Notice:

"Notice of permit requirements. In order to comply with applicable state Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved."

Lot 6 is subject to terms and conditions of a boundary line adjustment approval issued by the Town of Cornwall on May 28, 2021. Pursuant to said approval, Lot 6 consists of a single parcel comprising the original 2.49± acre portion, together with the additional 1.32± acre portion depicted as "to be added to lot 6," all as shown on the aforementioned Survey Plat.

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

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **NORTHERN CROSS LLC**, and its successors and assigns, to their own use and behoof forever;

And I the said Grantor, for myself and my heirs, executors and administrators, do covenant with the said Grantee, and its successors and assigns, that until the ensealing of these presents, I am 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 hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 24 day of June 2021.

Michael P. Quesnel
MICHAEL P. QUESNEL

STATE OF VERMONT
COUNTY OF ADDISON, SS.

At Middlebury, Vermont this 24th day of June 2021, **MICHAEL P. QUESNEL** personally appeared, and acknowledged this instrument by him sealed and subscribed to be his free act and deed.

[SEAL]

Before me: Lori Lumbra
Notary Public
Commission Expires: January 31, 2023
Commission No. _____



Lori L. Lumbra
NOTARY PUBLIC
State of Vermont
Commission # 0000610
My Commission Expires
January 31, 2023

LAW OFFICES OF
FRED V. PEET, P.C.
55 PATCHEN ROAD
SOUTH BURLINGTON,
VERMONT
05403
TEL. (802) 860-4767

Cornwall Town Clerk's Office
received for record June 29, 2021
at 1:30 p.m. Recorded in Book 91
page 118-119 of Cornwall Land Records,
Attest: [Signature] Clerk