



EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS that the **Town of Stowe Electric Department**, a municipal electric utility, (hereinafter referred to as the "Grantor"), in consideration of One and More Dollars paid, the receipt whereof is hereby acknowledged, hereby **GIVES, GRANTS, BARGAINS, SELLS AND CONVEYS** unto **487 Moscow Road LLC**, a Vermont limited liability company (hereinafter referred to as the "Grantee"), and its successors and assigns, the perpetual right and easement for a wastewater disposal system as further described herein.

Said easement is located on land and premises conveyed to Grantor by Warranty Deed of Anderson S. Leveille and Brenda A. Convery dated November 14, 2016 and recorded in Book 959, Page 264 of the Stowe Land Records, and is intended to benefit land and premises conveyed to Grantee by Warranty Deed of Little River Wood Products LLC dated December 19, 2019 and recorded in Book 1065, Page 327 of the Stowe Land Records.

Said easement shall be perpetual in duration and shall be for the purpose of installation, repair, maintenance and replacement of a septic system, leachfield, and rights appurtenant thereto, including but not limited to sewer pipelines and related paraphernalia and equipment located on the Grantor's property.

Said easement shall include such rights of way across, under and upon the lands and premises of Grantor, including the right to enter thereon, as shall be necessary to carry out the aforesated purposes. By acceptance of this Easement Deed, the Grantee, and its successors and assigns, shall be responsible for all costs and expenses associated with installation, repair, maintenance and replacement of the septic system and leachfield and will restore any disturbed areas, including seeding and mulching as necessary, to their condition

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prior to any work relating to installation, repair or replacement.

Said easement is a shared easement with the property located at 515 Moscow Road, which was conveyed to 515 Moscow Road LLC by Warranty Deed of D. Cleveland Patterson and Virginia S. Patterson dated January 30, 2019 and recorded in Book 1039, Page 47 of the Stowe Land Records. Reference is made to the Warranty Deed from Alexander N. Leveille and Anderson S. Leveille to Alexander N. Leveille and Anderson S. Leveille dated February 29, 2000 and recorded in Book 398, Page 239 of the Stowe Land Records, and to the Easement Agreement between Grantor and 515 Moscow Road, LLC dated of even date herewith and to be recorded simultaneously herewith. The properties at 515 Moscow Road and 487 Moscow Road will share a septic system to be located in the easement area set forth herein.

The location of said easement is depicted on the site plan entitled "Proposed Site Plan, Ethan & Kristine Carlson, 487 & 515 Moscow Road, Stowe, VT 05672" by Mumley Engineering, Inc. and dated May 11, 2020, last revised December 9, 2020, which site plan is attached hereto. Reference is also made to State of Vermont Wastewater System and Potable Water Supply Permit WW-5-8246 dated June 4, 2020, and to State of Vermont Wastewater System and Potable Water Supply Permit WW-5-8246-1 dated November 16, 2020, and to State of Vermont Wastewater System and Potable Water Supply Permit WW-5-8246-2 dated December 14, 2020 for further description of said easement.

Said easement shall run with the land, and shall be binding on the respective heirs, successors and assigns of Grantor and Grantee.

TO HAVE AND TO HOLD the above granted easement and rights, with all the privileges and appurtenances thereunto belonging, unto and to the use of the said Grantee,

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and its successors and assigns forever.

And the Grantor hereby, for itself, and its successors and assigns, covenants with the Grantee, and its successors and assigns, that it is lawfully seized in fee simple of the granted premises, that it has good right to sell and convey the same as aforesaid, and will **WARRANT AND DEFEND** the same to the Grantee, and its successors and assigns, forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the **Town of Stowe Electric Department** has executed this Easement Deed as of the date written below.

Town of Stowe Electric Department

Dated: December 30, 2020

By:

Ellen L. Burt
Name: Ellen L. Burt
Title: General Manager

STATE OF VERMONT
LAMOILLE COUNTY, ss.

At Stowe, in said County and State, on the 30th day of December, 2020, before me personally appeared Ellen L. Burt, being a duly authorized agent of the **Town of Stowe Electric Department**, and he/she acknowledged this instrument, by him/her sealed and subscribed to be his/her free act and deed, and the free act and deed of the **Town of Stowe Electric Department**.

Before me,



Notary Public
My Commission Expires: 1/31/21

Received for Record at Stowe, VT
On 01/06/2021 at 03:30:00 PM
Attest: Lisa Walker, Town Clerk

Transfer Received 1-6-201
Lisa A. Walker, Town Clerk, Stowe, VT

