

**GRANT OF DEVELOPMENT RIGHTS, CONSERVATION RESTRICTIONS,
and PUBLIC ACCESS EASEMENT**

KNOW ALL PERSONS BY THESE PRESENTS that **THE WINDMILL HILL PINNACLE ASSOCIATION**, of Athens County of Windham, State of Vermont, on behalf of itself and its successors, and assigns (hereinafter collectively known as the "Grantor"), pursuant to Title 10 V.S.A. Chapters 34 and 155 and in consideration of the payment of Ten Dollars and other valuable consideration paid to its full satisfaction, does freely give, grant, sell, convey and confirm unto the **STATE OF VERMONT DEPARTMENT OF FISH AND WILDLIFE**, an agency of the sovereign State of Vermont with its principal place of business located in Montpelier, Vermont ("DFW"), and its respective successors and assigns (hereinafter "Grantee") forever, the development rights, perpetual conservation easement restrictions, and public access easement (all as more particularly set forth below and hereinafter referred to as "Grant") in a certain tract of land (hereinafter the "Protected Property") situated in the Towns of Athens and Grafton, Windham County, State of Vermont. The Protected Property consists of approximately one hundred and fifty-seven and a half (157.5) acres and the Protected Property is more particularly described in **Schedule A** attached hereto and incorporated herein.

This Grant is being conveyed, in part, for the purposes of conserving wildlife habitats, biological diversity, natural communities, aquatic habitats, wetlands, water quality, native flora fauna, non-motorized, non-commercial recreational opportunities, educational opportunities, open space values and scenic resources.

The development rights hereby conveyed to Grantee shall include all development rights except those specifically reserved by Grantor herein and those reasonably required to carry out the permitted uses of the Protected Property as herein described. The development rights, perpetual conservation easement restrictions and public access easement hereby conveyed to Grantee consist of covenants on the part of Grantor to do or refrain from doing, severally and collectively, the various acts set forth below. It is hereby acknowledged that said development rights, perpetual conservation easement restrictions, and public access easement shall constitute a servitude upon the land and shall run with the land.

I. Purposes of this Grant and Management Plans.

A. Statement of Purposes.

1. Grantor and Grantee acknowledge that the primary purposes of this Grant are as follows:

(a) To conserve and protect biological diversity, important wildlife habitat and natural communities on the Protected Property and natural resource values as these values exist on the date of this instrument and as they may evolve in the future, including important foraging and feeding areas for black bears;

(b) To conserve and protect the Protected Property's undeveloped character and scenic and open space resources for present and future generations; and,

(c) To provide for dispersed, non-commercial, non-motorized, non-

mechanized public outdoor recreation, as well as, wildlife-based activities and the quiet enjoyment of the Protected Property;

2. Grantor and Grantee acknowledge that the secondary purpose of this Grant is as follows:

(a) To enable sustainable forest management that allows a variety of silvicultural practices to manage forest health, to include, but not be limited to, exotic and invasive species removal, habitat and natural communities' improvement or restoration, and strategies for climate change adaptation.

The primary purposes of this Grant and the secondary purpose of this Grant are collectively known hereinafter as the "Purposes of this Grant".

3. These purposes will be advanced by conserving the Protected Property because it possesses the following attributes:

- a) The 157.5-acre parcel is part of a 37,000 acre unfragmented forested block which is identified in Vermont Conservation Design as one of the "the highest priority interior forest blocks" providing critical wildlife habitat and connectivity within the Southern Green Mountains Biophysical Region;
- b) it includes approximately 99 acres of critical black bear habitat mast production areas including bear-scarred beech, black cherry and oak; and contains spring and summer wetland feeding habitat for black bear;
- c) it is directly adjacent to and will be incorporated into the Turner Hill Wildlife Management Area (1,090 acres);
- d) it provides a travel corridor and buffer between human habitation and activity, and the critical habitat for black bear, bobcat, fisher, moose and other free ranging species;
- e) it provides intact habitat for numerous species of interior forest dwelling migratory birds identified as Responsibility Species by Audubon Vermont because a significant percentage of their global breeding habitat is in the Northern Forest and/or their populations are in decline;
- f) it encompasses vernal pools (state critical habitat), seeps and forested wetlands;
- g) it affords public access to a large, contiguous area of undeveloped habitat for a diversity of public and wildlife based recreation opportunities that are in keeping with the Purposes of this Grant.

Grantor and Grantee recognize the Purposes of this Grant and share the common goal of conserving these values of the Protected Property by the conveyance of conservation restrictions and development rights, to prevent the use or development of the Protected Property for any purpose or in any manner that would conflict with the Purposes of this Grant. Grantee accepts such conservation restrictions, development rights and public access easement in order to conserve these values for present and future generations.

B. Management Plans.

Grantor in consultation with Grantee will, from time-to-time develop comprehensive Management Plans for the Protected Property (hereafter "Management Plans"). The Management Plans shall:

1. Provide for the use and management of the Protected Property in a fashion consistent with the Purposes of this Grant;
2. Be consistent with the purpose of conserving biological diversity, wildlife habitat, natural communities and natural resource values of the Protected Property;
3. Provide for the protection and maintenance of black bear habitat;
4. Provide reasonable public access to recreational, wildlife-based activities, and opportunities associated with the Protected Property;
5. Allow Grantor to formulate Management Plans that are consistent with the State of Vermont Use Value Appraisal Program;
6. Allow Grantee to conduct forestry and other management activities to protect and enhance habitat and other natural ecological features such as wetlands and vernal pools; and
7. Otherwise be consistent with the terms and conditions of this Grant.

The Management Plans shall be subject to the review and approval of Grantee. Grantee shall provide copies of the final Management Plans and of any revision thereto to the Grantor.

II. Restricted Uses of Protected Property.

1. The Protected Property shall be used for habitat protection, non-commercial recreation, forestry and open space purposes only, except as otherwise specifically permitted under this Grant. No residential, commercial, industrial or mining activities shall be permitted on the Protected Property and no building or structure associated with such activities shall be constructed, created, erected or moved onto the Protected Property. The term structure as used in the preceding sentence shall include, but not be limited to, any telecommunications, broadcasting or transmission facility. No other building or structure shall be constructed, created, erected or moved onto the Protected Property, except as specifically permitted by the Management Plans or by this Grant.

2. No rights-of-way, easements of ingress or egress, driveways, roads, utility lines, other easements or use restrictions shall be constructed, developed, granted or maintained into, on, over, under, or across the Protected Property without the prior written permission of Grantee, which permission shall not be unreasonably withheld or conditioned if the proposed right-of-way, easement of ingress or egress, driveway, road, utility line, other easement or use restriction is consistent with the Purposes of this Grant. Existing rights-of-way may be expanded, improved and maintained with the prior written permission of Grantee, which permission shall not be unreasonably withheld or conditioned if the proposed right-of-way is consistent with the Purposes

of this Grant.

3. There shall be no signs, billboards, or outdoor advertising of any kind erected or displayed on the Protected Property; provided, however, that Grantor may erect and maintain reasonable signs including, but not limited to, signs indicating the name of the Protected Property and its ownership by Grantor, boundary markers, directional signs, memorial plaques, informational and interpretive signs, and signs limiting access or use (subject to the limitations of Section IV, below). With prior written permission of Grantor, Grantee may erect and maintain signs designating the Protected Property as land under easement protection by Grantee.

4. The placement, collection or storage of trash, human waste, or any other unsightly or offensive material on the Protected Property shall not be permitted except at locations, if any, and in a manner which is consistent with this Grant and permitted by the Management Plans. The temporary storage of trash in receptacles for periodic off-site disposal shall be permitted.

5. There shall be no disturbance of the surface of the Protected Property including, but not limited to, filling, excavation, removal of topsoil, sand, gravel, rocks or minerals, or change of the topography of the land in any manner, except as may be reasonably necessary to carry out the uses permitted on the Protected Property under the terms of this Grant and provided for in the Management Plans. In no case shall surface mining of subsurface oil, gas or other minerals be permitted.

6. Except for a conveyance to the State of Vermont, Agency of Natural Resources, Department of Fish and Wildlife, Grantor shall not give, grant, sell, convey, subdivide, transfer, lease, mortgage, pledge or otherwise encumber the Protected Property without the prior written approval of Grantee, which approval may, at the Grantee's sole discretion, be granted, denied or conditioned – including the condition that the Protected Property be sold for only nominal consideration.

7. With the exception of the existing roads and the existing VAST trails as shown on the Conservation Map, there shall be no operation of motorized or mechanized vehicles including all-terrain vehicles on the Protected Property except as necessary or customary for uses specifically reserved in Section III below, such as property management and for emergency purposes. However, Grantor may permit motorized personal assistive mobility devices for use by persons with mobility disabilities on the Protected Property if consistent with the Purposes of this Grant. For purposes of this Grant, all-terrain vehicles include, but are not limited to, motorized four-wheeled, three-wheeled and two-wheeled or tracked vehicles.

8. There shall be no manipulation or alteration of natural watercourses, lakeshores, wetlands, water levels and/or flow or other waterbodies except as reasonably necessary to carry out the permitted uses in Section III below, in furtherance of the Purposes of this Grant and as may be provided for in the Management Plans.

9. No use shall be made of the Protected Property, and no activity thereon shall be permitted which, in the reasonable opinion of Grantee, is or is likely to be inconsistent with the Purposes of this Grant. Grantor and Grantee acknowledge that, in view of the perpetual nature of this Grant, they are unable to foresee all potential future land uses, future technology, and future evolution of the land and other natural resources, and other future occurrences affecting the Purposes of this Grant. Grantee, therefore, in its sole discretion, may determine whether (a) proposed uses or proposed improvements are not contemplated by or addressed in this Grant, or

(b) alterations in existing uses or structures are consistent with the Purposes of this Grant.

III. Permitted Uses of the Protected Property.

Notwithstanding the foregoing, Grantor shall have the right to make the following uses of the Protected Property:

1. The right to use the Protected Property for all types of non-commercial, non-motorized, dispersed recreation and wildlife-based recreation (including, but not limited to, birdwatching, cross-country skiing, fishing, hiking, hunting, trapping, snowshoeing, walking, and wildlife observation) consistent with the Purposes of this Grant and the Management Plans.

2. The right to cut and remove trees and other vegetation on the Protected Property in order to implement the Management Plans and to maintain the safety of the public while on the Protected Property, together with the right to conduct forestry operations if provided for in the Management Plans and the location and forestry activities are consistent with the Purposes of this Grant, as determined by the Grantee in its sole discretion.

3. The right to construct and maintain roads and trails (including waterway trails) necessary for such activities, all as specified in and in accordance with the Management Plan(s) and which activities shall be consistent with the Purposes of this Grant.

4. The right to establish, maintain and use fields for the purposes of maintaining or enhancing wildlife habitat, plant habitat, or scenic vistas or values on the Protected Property, provided that the initial forest clearing activity required to establish such fields, habitat or scenic values is a component of the Management Plans.

5. The right to use, maintain, repair, improve, and replace existing trails including public recreational trails (including the VAST trail). The right to clear, construct, repair, improve, maintain and replace new trails (including snowmobile trails), including improvements such as bridges, culverts, and structures that support the function and safety of such trails, provided that the location, use and construction of such new trails and improvements are approved in writing by the Grantee; and are consistent with the Purposes of this Grant and the Management Plans, as determined by the Grantee in its sole discretion.

6. The right to construct, install, maintain, repair and replace temporary or minor structures and associated drives reasonably necessary to support the uses permitted by this Grant (including modest structures to support public outdoor recreation and/or public outdoor education and forestry; including without limitation such structures and facilities as kayak launches, boardwalks, fences, picnic tables, benches and other seating, ramps, bridges, lean-tos and other rustic shelters, and sanitary facilities); provided, however, that any such structures and improvements shall be consistent with the Management Plan(s) and the Purposes of this Grant.

7. The right to construct, maintain, repair and replace parking area(s) as mutually agreed upon in writing by Grantor and Grantee; provided, that the location, size, construction, maintenance, repair and use of such parking area(s) shall be consistent with the Purposes of this Grant, Sections IV and V below and the Management Plans. Said parking area(s) shall be used only in connection with uses permitted under this Grant.

8. The right to allow the non-commercial use of the Protected Property for recreational, educational, forestry, or scientific research purposes, provided that any such use (i) does not unreasonably interfere with the access of the general public to the Protected Property, and (ii) is for uses consistent with the Purposes of this Grant and the Management Plans, and does not authorize any use of or action on the Protected Property otherwise prohibited by this Grant.

9. The right to allow the commercial use of the Protected Property for forestry purposes as that term is commonly understood and as it may evolve in the future (e.g., forestry operations, timber harvest and carbon credits), provided that any such use (i) does not unreasonably interfere with the access of the general public to the Protected Property, and (ii) is for uses consistent with the Purposes of this Grant and the Management Plans, and does not authorize any use of or action on the Protected Property otherwise prohibited by this Grant. Maple sugaring is not allowed on the protected property.

10. The right to conduct all activities allowed by the Management Plans provided such activities are reasonably necessary to carry out the Purposes of this Grant and are consistent with the Grant. Such activities may include, but are not necessarily limited to, the management of vegetation (through both commercial and non-commercial management strategies), wildlife management and recreation management, taking into consideration new and evolving science relative to wildlife and habitat management.

IV. Public Access.

Grantor covenants and agrees that the Protected Property shall be available to the general public for all types of non-commercial, non-motorized, non-mechanized, dispersed recreational purposes (including, but not limited to, paddling, bird watching, cross-country skiing, fishing, hiking, hunting, snowshoeing, trapping, walking and wildlife observation) consistent with the Purposes of this Grant and the Management Plans. Notwithstanding the foregoing, Grantor may limit or restrict public access to the Protected Property to assure compliance with the requirements of this Grant, to protect the Purposes of the Grant or to protect the public health or safety (including hunter safety) with the prior written approval of the Grantee. If Grantee approves a conveyance of the Protected Property, then Grantee may also require that a separate Grant of Public Access Easement also be conveyed to Grantee in a form approved by Grantee.

V. Enforcement of the Restrictions.

Grantee shall make reasonable efforts from time to time to assure compliance by Grantor with all of the covenants and restrictions herein. In connection with such efforts, Grantee may make periodic inspection of all or any portion of the Protected Property, and for such inspection and enforcement purposes, Grantee shall have the right of reasonable access to the Protected Property. In the event that Grantee becomes aware of an event or circumstance of non-compliance with the terms and conditions herein set forth, Grantee shall give notice to Grantor of such event or circumstance of non-compliance via certified mail, return receipt requested, and demand corrective action by Grantor sufficient to abate such event or circumstance of non-compliance and restore the Protected Property to its previous condition. In the event there has been an event or circumstance of non-compliance which is corrected through negotiation and voluntary compliance, Grantor shall, at Grantee' request, reimburse Grantee for all reasonable costs incurred in investigating the non-compliance and in securing its correction.

Failure by Grantor to cause discontinuance, abatement, or such other corrective action as may be demanded by the Grantee within a reasonable time after receipt of notice and reasonable opportunity to take corrective action shall entitle the Grantee to bring an action in a court of competent jurisdiction to enforce the terms of this Grant and to recover any damages arising from such non-compliance. Such damages, when recovered, may be applied by the Grantee to corrective action on the Protected Property, if necessary. If the court determines that Grantor has failed to comply with this Grant, Grantor shall reimburse the Grantee(s) for any reasonable costs of enforcement, including court costs and reasonable attorneys' fees, in addition to any other payments ordered by such court. In the event that a Grantee initiates litigation and the court determines that Grantor has not failed to comply with this Grant and that the Grantee has initiated litigation without reasonable cause or in bad faith, then the Grantee(s) who commenced the court proceedings shall reimburse Grantor for any reasonable costs of defending such action, including court costs and reasonable attorneys' fees; provided this clause shall not apply to any Grantee protected by the doctrine of sovereign immunity. The parties to this Grant specifically acknowledge that events and circumstances of non-compliance constitute immediate and irreparable injury, loss, and damage to the Protected Property and accordingly entitle Grantee to such equitable relief, including but not limited to injunctive relief, as the court deems just. The remedies described herein are in addition to, and not in limitation of, any other remedies available to Grantee at law, in equity, or through administrative proceedings.

No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair Grantee's rights or remedies or be construed as a waiver. Nothing in this enforcement section shall be construed as imposing a liability upon a prior owner of the Protected Property, where the event or circumstance of non-compliance shall have occurred after said prior owner's ownership or control of the Protected Property has terminated.

VI. Miscellaneous Provisions.

1. Where Grantor is required, as a result of this Grant, to obtain the prior written approval of the Grantee before commencing an activity or act, and where the Grantee have designated in writing another organization or entity which shall have the authority to grant such approval, the approval of said designee shall be deemed to be the approval of the Grantee.

2. It is hereby agreed that the construction of any buildings, structures or improvements, or any use of the land otherwise permitted under this Grant, shall be in accordance with all applicable ordinances, statutes and regulations.

3. Grantee shall transfer the development rights, conservation easement and restrictions, and public access easement conveyed by Grantor herein only to a State agency, municipality, or qualified organization, as defined in Chapter 34 or Chapter 155 Title 10 V.S.A., in accordance with the laws of the State of Vermont and the regulations established by the Internal Revenue Service governing such transfers.

4. In the event the development rights or conservation restrictions conveyed to Grantee herein are extinguished by eminent domain or other legal proceedings, Grantee shall be entitled to any proceeds which pertain to the extinguishment of Grantee's rights and interests. Any proceeds from extinguishment shall be allocated between Grantor and Grantee using a ratio based upon the relative value of the development rights and conservation restrictions, and the value of the fee interest in the Protected Property, as determined by a qualified appraisal performed at the

direction of Grantee at the time of extinguishment. Grantee shall use any such proceeds to conserve wildlife habitat, undeveloped and open space land in the State of Vermont.

5. In any deed or lease conveying an interest in all or part of the Protected Property, Grantor shall make reference to the conservation easement, restrictions, and obligations described herein and shall indicate that said easement and restrictions are binding upon all successors in interest in the Protected Property in perpetuity. Grantor shall also notify Grantee of the name(s) and address(es) of Grantor's successor(s) in interest.

6. The term "Grantor" shall include the successors and assigns of the original Grantors, WINDMILL HILL PINNACLE ASSOCIATION. The term "Grantee" shall include the respective successors and assigns of the original Grantee, VERMONT FISH AND WILDLIFE DEPARTMENT.

7. Any signs erected on the Protected Property, which mention funding sources, shall include the Vermont Department of Fish and Wildlife.

8. Grantor warrants that Grantor has no actual knowledge of a release or threatened release of hazardous substances or wastes on the Protected Property.

9. Grantor shall hold harmless, indemnify and defend Grantee against any liabilities, claims and expenses, including reasonable attorney's fees to which Grantee may be subjected, including, but not limited to, those arising from any solid or hazardous waste/hazardous substance release or disposal, or hazardous waste/hazardous substance cleanup laws or the actions, or inactions of Grantor as owner or operator of the premises, or those of Grantor's agents.

10. This Grant shall be governed by and construed in accordance with the laws of the State of Vermont. In the event that any provision or clause in this Grant conflicts with applicable law, such conflict shall not affect other provisions hereof which can be given effect without the conflicting provision. To this end the provisions of this Grant are declared to be severable.

11. Grantor and Grantee recognize that rare and unexpected circumstances could arise that justify amendment of certain of the terms, covenants or restrictions contained in this Grant. To this end, this Grant may be amended only by mutual agreement of Grantor and Grantee; provided that Grantee determines in its sole discretion that such amendment furthers or does not materially detract from the Purposes of this Grant. Amendments shall be in writing, signed by both Grantor and Grantee, and shall be recorded in the Town of Athens and Town of Grafton Land Records. Notwithstanding the foregoing, Grantor and Grantee have no right or power to agree to any amendment that would limit the term of the Grant, or adversely affect the qualification of this Grant or the status of Grantee under applicable laws, including without limitation Title 10 V.S.A. Chapters 34 and 155, Section 170(h) and 501(c)(3) of the Internal Revenue Code, as amended, and regulations issued pursuant thereto.

INVALIDATION of any provision hereof shall not affect any other provision of this Grant.

TO HAVE AND TO HOLD said granted development rights, conservation easement and restrictions and public access easement with all the privileges and appurtenances thereof, to the said Grantee, **VERMONT FISH AND WILDLIFE DEPARTMENT**, its respective successors and assigns, to their own use and behoof forever, and the said Grantor, **THE WINDMILL HILL**

PINNACLE ASSOCIATION, for itself and its successors and assigns, do covenant with the said Grantee, their successors and assigns, that until the ensealing of these presents, it is the sole owners of the premises, and has good right and title to convey the same in the manner aforesaid, that the premises are free from every encumbrance, except easements and use restrictions of record, not intending hereby to reinstate any interest or right terminated or superseded by this Grant, operation of law, abandonment or 27 V.S.A. Ch. 5, Subch. 7; and it hereby engage to warrant and defend the same against all lawful claims whatever, except as aforesaid.

I, as a duly authorized agent for THE WINDMILL HILL PINNACLE ASSOCIATION,
herein set my hand and seal this 20th day of December, 2019.

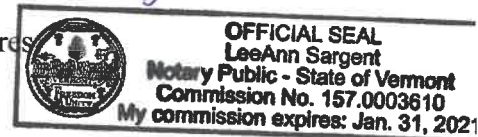
GRANTOR:

By: *Amy Tope*
Its Duly Authorized Agent

STATE OF VERMONT
COUNTY OF WINDHAM, ss.

At Bellows Falls, Vermont, this 20th day of December,
2019, Andrew Toepfer, duly authorized agent of THE WINDMILL HILL PINNACLE
ASSOCIATION, personally appeared and he/she acknowledged this Grant, by him/her sealed and
subscribed, to be his/her free act and deed and the free act and deed of THE WINDMILL HILL
PINNACLE ASSOCIATION, before me.

LeeAnn Sargent
Notary Public
My commission expires



Approved and Accepted by the VERMONT AGENCY OF NATURAL RESOURCES, FISH
AND WILDLIFE DEPARTMENT

12/13/19
Date

By: *[Signature]*
Its Duly Authorized Agent

Schedule A

Being all the same lands and premises conveyed to The Windmill Hill Pinnacle Association by Quitclaim Deed of John L. Bonee III, Successor Trustee of the James C. Goodridge Revocable Trust dated May 2, 2002, and William W. Goodridge dated May 8, 2018 and recorded June 21, 2018 in Book 58 at Page 327 of the Grafton Land Records and recorded June 11, 2018 in Book 32 at Page 251 of the Athens Land Records. Said premises are more particularly described as follows:

"Being all and the same lands and premises conveyed to William W. Goodridge and Louise L. Goodridge by Executor's Deed of the Estate of William Goodridge, James C. Goodridge and George S. Goodridge, Co-Executors, dated August 14, 2002 and recorded September 20, 2002 in Book 42, Page 680 of the Grafton Land Records and recorded September 12, 2002 in Book 20, Page 657 of the Athens Land Records. The interest of Louise L. Goodridge was conveyed to James C. Goodridge Revocable Trust dated May 2, 2002, by Warranty Deed dated September 5, 2002 and recorded September 12, 2002 in Book 20, Page 661 of the Athens Land Records and recorded September 20, 2002 in Book 42, Page 684 of the Grafton Land Records.

The premises herein conveyed are described as follows:

A. Being a one half interest conveyed to the decedent William Goodridge by Warranty Deed of Edward Goodridge, dated September 11, 1951 and recorded December 27, 1951 in Book 26, Page 252 of the Grafton Land Records and recorded October 24, 1951 in Book 20 [SIC: Book 10], Page 181 of the Athens Land Records.

B. Being a one half interest conveyed to the decedent William Goodridge by Warranty Deed of Thaddeus Welles Goodridge, dated October 29, 1951 and recorded December 27, 1951 in Book 26, Page 253 of the Grafton Land Records and recorded November 21, 1951 in Book 20 [SIC: Book 10], Page 186 of the Athens Land Records.

Said parcel of land consists of 79 acres, more or less in the town of Athens and 94.5 acres of land in the town of Grafton for a total acreage of 173.5 acres, more or less in both towns, and is bounded and described as follows:

Being the farm known as the Chaffee Farm, and being the same premises which were conveyed to Sophia M. Goodridge by Samuel W. Goodridge by deed recorded in the Athens Land Records, Volume 6, Pages 117-118, reference being made to said deed for a more particular description of the premises, and being the same premises which were conveyed by Sophia M. Goodridge to Caroline F. Randolph by deed dated June, 1871, recorded in said Land Records, Volume 6, Page 185, and being the same premises conveyed by Caroline L.F. Randolph to Edward Goodridge by deed dated November 27, 1906 and recorded in the Athens Land Records at Book 7, Page 221 and with the Grafton Land Records in Book 18, Page 185-186."

Reference is hereby made to the Boundary Line Agreement between The Windmill Hill Pinnacle Association and Peter W. Sheehan and Susan C. Sheehan dated October 7,

2019 and recorded November 4, 2019 in Book 33 at Page 163 of the Athens Land Records.

Said Lands being further described as Goodridge Parcels on a Survey entitled "Plan Showing Boundary Line Agreement Between Property of Windmill Hill Pinnacle Association, PO Box 584 Saxtons River, VT and Peter & Susan Sheehan, 384 Stoughton Pond Road, Perkinsville, VT , Kidder Hill Road & Ledge Road - Windham County - Grafton, Vermont, Walker Road - Windham County - Athens, Vermont" prepared by DiBernardo Associates, LLC dated 6/13/19, Drawing No. 2543-5 recorded on November 4, 2019 in the Grafton Land Records and recorded on November 14, 2019 in the Athens Land Records.

Received For Record

Date: 12-23-2019 Time: 11:30am

Book: 33 Page: 235-246

Attest

Athens Town Clerk

Darlene Wymen

Vermont Property Transfer Tax
32 V.S.A. CHAP 231
--ACKNOWLEDGEMENT--
Return rec'd Tax Paid - Board of Health Cert. Rec.
Vt. Land Use & Development Plans Act. Cert. Rec.
Return No. 7-2019
Signed Darlene Wymen Clerk
Date 12-23-2019

TOWN CLERK'S OFFICE, GRAFTON, VERMONT

Received for record Jan 8 2020

at 12 o'clock 00 minutes P. M.

and recorded in Book 59 Page 495-506

Attest Brian Beccard
Town Clerk

Vermont Property Transfer Tax Received
Return No. 201037 Date 1/8/20
Brian Beccard
Town Clerk