

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Marty Baslow** of Underhill, in the County of Chittenden, and State of Vermont, GRANTOR, in the consideration of TEN OR MORE Dollars paid to my full satisfaction by _____ of _____, in the County of _____, and State of Vermont, GRANTEE, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said GRANTEE _____, and his/her heirs and assigns forever, a certain piece of land in the Town of Underhill, in the County of Chittenden, and State of Vermont, described as follows, viz:

Being a portion of the land and premises conveyed to Marty Baslow by Quitclaim Deed of Michael Baslow dated July 13, 2011 and recorded at Volume 190, Page 96 of the Town of Underhill Land Records.

Also being a portion of the land and premises conveyed to Michael Baslow and Marty Baslow by Quitclaim Deed of Isabel L. Baslow dated August 29, 2006 and recorded at Volume 155, Page 143 of the aforesaid Land Records.

Being Lot 5a as depicted on a plat entitled "Baslow Subdivision for Parcel WC037 Subdivision Plat", by Donald L. Hamlin Consulting Engineers, Inc., dated February 26, 2020, last revised August 4, 2020, and recorded at Map Slide ___ of the aforesaid Land Records ("Plat").

The property is conveyed subject to the following easements:

- 1) An easement to benefit Lot 5b depicted on the Plat as "20' Access Easement Benefiting Lot 5B for the Purpose of Installation, Maintenance, and Repair of Septic System and Utility Infrastructure;" and
- 2) A septic easement to benefit Lots 3 and 4 depicted on the Plat as "Approved Septic System Easement Area for the Benefit of Lots 3 and 4."

The property is conveyed with the benefit of the following easements reserved in a Warranty Deed of Lots 1-4 from Marty Baslow to Saxon Oaks Co. dated January 17, 2014 and recorded at Volume 208, Page 5, and depicted on a Plan entitled "Final Plat, Survey and Subdivision of Isabel L. Baslow, Underhill, Vermont" dated November 2005, last revised September 29, 2006, and recorded in Map Slide 254A of the aforesaid Land Records:

- 1) An easement for pedestrian access over the common roadway, including Warner Creek Road; and
- 2) An easement over the common roadway, including Warner Creek Road, for all forms of vehicular and pedestrian access, and the construction, maintenance, and repair of underground and overhead utilities of all forms, for the benefit of residential dwellings that may be constructed on Lot 5 or any subdivision thereof. Any use of the roadway, other than by pedestrian access, by the record owner of Lot 5 or assigns shall require the sharing of repair and maintenance costs of the roadway in equal shares with the owners of Lots 1, 2, 3, and 4 and the owners of any dwellings developed on Lot 5 or any subdivision thereof. This requirement shall not apply to any dwellings for which access is obtained through other means, such as from Gerts Knob Road or Baslow Road.

The property is conveyed subject to and with the benefit of the following:

- 1) Final Findings and Decision of the Underhill Development Review Board dated June 1, 2011 and recorded in Volume 189, Page 46 of the aforesaid Land Records;
- 2) Town of Underhill Subdivision Permit _____ dated _____ and recorded at Volume __, Page __ of the aforesaid Land Records.

Reference is hereby made to the aforesaid deed and its record and to all prior deeds and records therein referred to 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, _____, his/her heirs and assigns, to his/her own use and behoof forever; And I, the said Grantor, **Marty Baslow**, for myself and my heirs, executors and administrators, do covenant with the said Grantee, _____, that until the ensealing of these presents, I am the sole owner of the said 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 whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this ___ day of _____, 2020.

Marty Baslow

STATE OF VERMONT
COUNTY OF CHITTENDEN, ss.

At _____, this ___ day of _____, 2020, Marty Baslow personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me, _____
Notary Public, State of Vermont
Commission #: _____
Commission expires: _____