

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that RHODESIDE ACRES PROPERTIES, LLC, a Vermont limited liability company, with principal place of business in the Town of Georgia, County of Franklin and State of Vermont, Grantor, in the consideration of One Dollar, and other valuable consideration, the receipt and satisfaction of which are hereby acknowledged to it paid by TOWN OF GEORGIA, a Vermont municipal corporation, in the Town of Georgia, County of Franklin and State of Vermont Grantee, does hereby GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, TOWN OF GEORGIA, its successors and assigns forever, an easement and right of way for public roadway purposes to the Grantee, TOWN OF GEORGIA, in the Town of Georgia in the County of Franklin and State of Vermont, described as follows:

Being an easement and right of way over a triangular-shaped parcel of land and forming a part of Rhodeside Acres roadway, a public highway.

The area of the easement and right of way conveyed herein is depicted on a plat of land identified as "SUBDIVISION PLAT Parcel ID: 112 02 0000 Prepared for Rhodeside Acres Properties, LLC, Rhodeside Acres, Georgia, Vermont dated December 5, 2024, last revised January 14, 2025 and prepared by Day Land Surveying, PLLC, which plat appears of record at Map Slide ____ of the Town of Georgia Land Records.

The easement at right of way conveyed herein is shown on the above referenced plat as "Proposed Right of Way to the Town of Georgia for Highway Purposes."

The easement and right of way conveyed herein crosses a portion of Lot 16 as shown on the above referenced plat. Lot 16 is a portion of the land and premises conveyed to Rhodeside Acres Properties, LLC by Warranty Deed of Dream Builders, Inc. and of record in Volume 199, Page 431 of the Town of Georgia Land Records.

Reference is hereby made to said plat and deed and to the records and references therein referred to all in aid of this description.

TO HAVE AND TO HOLD the above granted rights and privileges in, upon and over said premises unto Grantee, TOWN OF GEORGIA, its successors and assigns forever, and the Grantor, RHODESIDE ACRES PROPERTIES, LLC, for itself and its successors and assigns, does covenant with Grantee, TOWN OF GEORGIA, its successors and assigns forever, that the Grantor, RHODESIDE ACRES PROPERTIES, LLC, is lawfully seized in fee simple of the aforesaid premises, that they are free from all encumbrances, that the Grantor, RHODESIDE ACRES PROPERTIES, LLC, has good right and title to sell and convey the rights as aforesaid and that the Grantor, RHODESIDE ACRES PROPERTIES, LLC and its successors and assigns, shall Warrant and Defend the same to Grantee, TOWN OF GEORGIA, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, it hereunto sets its hand and seal this ____ day of February, 2025.

IN PRESENCE OF:	RHODESIDE ACRES PROPERTIES, LLC
_____	_____ L.S.
Witness	Brian K. Morgan, Duly Authorized Agent, Rhodeside Acres Properties, LLC

**STATE OF VERMONT
FRANKLIN COUNTY, SS.**

At Georgia, this ____ day of February, A.D. 2025, BRIAN K. MORGAN, Duly Authorized Agent of RHODESIDE ACRES PROPERTIES, LLC, personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of RHODESIDE ACRES PROPERTIES, LLC.

Before me: _____
Notary Public: Daniel S. Triggs, Esq.
My Commission Expires: 01-31-2027
My Commission No.: 157.0007896