

EASEMENT DEED FOR PERMANENT ACCESS

KNOW ALL MEN BY THESE PRESENTS:

That the **TOWN OF GEORGIA**, a Vermont Municipal Corporation situated in the Town of Georgia in the County of Franklin and State of Vermont, (hereinafter called "Grantor", whether one or more) for and in consideration of the sum of One Dollar and other valuable consideration, paid by **VERMONT TRANSCO LLC**, a Vermont Limited Liability Company duly authorized and existing according to law, with its offices and principal place of business in the Town of Rutland, in the County of Rutland and State of Vermont, (hereinafter, together with its successors and assigns, called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, its successors and assigns, a perpetual right-of-way and easement of ingress and egress, from time to time, across lands of the Grantor to other property, whether or not immediately adjacent to lands of the Grantor, to access the facilities of the Grantee with equipment, machinery, trucks and other vehicles, said right-of-way and easement being upon, over, through and across a certain strip of land owned by the Grantor in the Town of Georgia in the County of Franklin and State of Vermont, hereinafter referred to as the "Easement Area", and bounded and described as follows:

A strip of land running generally westerly direction for approximately 979' in length and varying between 25' and 35' wide, better defined and depicted as "Proposed Access Easement Centerline (25' Width)" on a survey plat titled "Plat Showing Proposed Vermont Transco LLC Access Easement Over Lands Of Town Of Georgia Silver Lake Road, Town of Georgia, Franklin County, State Of Vermont" prepared by Vermont Survey and Engineering, Inc. on 10/22/2024 and recorded at Map 1 /Page 276B of the Georgia Town Land Records.

Title to the foregoing Easement Area was acquired by Warranty Deed of John K. Moseley and Christopher D. Moseley to Town of Georgia dated February 28, 2017 and recorded in Volume 297, Page 219 of the Town of Georgia Land Records.

The property is subject to certain development rights for conservation and restrictions further described in a Grant of Development Rights, Conservation Restrictions, and Public Access Easement, granted by the Town of Georgia to the Vermont Land Trust, Inc. and the Vermont Housing and Conservation Board, on February 28, 2017 and recorded in Volume 297, Page 222-232 of the Town of Georgia Land Records (the "Grant").

The above property is subject to any easements and instruments of record.

The Grantee shall have the right within the Easement Area to cut trees, brush, and remove rocks, and other obstructions, fill depressions, roughly grade the surface of the access route, install drainage ditches and other erosion control measures, place temporary construction mats, and lay down suitable material for access. Grantee covenants that said access rights will be exercised in a reasonable manner and any damage to the land within the Easement Area caused by the Grantee or its agents will be restored.

The Grantor hereby covenants that no building, line, conduit, dam, lake, pond, or any other structure, material or thing will be erected or placed within the limits of or upon the Easement Area which, in the judgment of the Grantee, might interfere with the exercise of the rights hereby granted.

The Grantor hereby reserves the right to use the Easement Area for any purposes which, ,
(i) do not interfere with the exercise of any of the rights and/or easements herein granted, and/or
(ii) do not create a hazard. Grantee shall not be responsible for repair of any damage to the Easement Area caused by Grantor.

The Grantor shall not convey any rights to third parties within or across the Easement Area which may, in the opinion of the Grantee, interfere with the exercise of any of the rights and/or easements granted herein without the Grantee's prior review and consent.

No delay of Grantee in the use or enjoyment of any right or easement hereby granted in or along the right-of-way shall result in the loss, limitation, or abandonment of any of the right, title, interest, easement, or estate granted hereby.

This grant covers all the agreements and stipulations between Grantor and Grantee and no representations or statements, verbal or written have been made modifying, adding to or changing the terms or consideration for this grant.

The Grantee is further granted the right to assign to others, in whole or in part, any or all of the right-of-way, estate, license, interests, rights, privileges and easements herein granted.

TO HAVE AND TO HOLD the above granted rights and easements, with all privileges and appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever, to it and their own proper use, benefit and behoof. Grantor covenants with the Grantee that at and until the ensembling of these presents the Grantor is well seized of said premises as a good indefeasible estate in fee simple, and has good right to sell and convey the rights and easements aforesaid in the manner and form above written, and that the same are free from all encumbrances whatsoever, except as aforesaid, and furthermore, the Grantor agrees to warrant and defend the same to the Grantee and its successors and assigns forever against all claims and demands whatsoever.

IN WITNESS WHEREOF we have hereunto set our hands and seals this _____ day of March, 2025.

Witness

**CHERYL LETOURNEAU, Town Clerk
And Town Administrator, Duly Authorized
Agent for the Town of Georgia**

STATE OF VERMONT
COUNTY OF FRANKLIN

BE IT REMEMBERED, that on the _____ day of March A.D., 2025, personally appeared **CHERYL LETOURNEAU**, signer and sealer of the foregoing written instrument and acknowledged the same to be of their free act and deed.

Before me, _____

Notary Public

My Commission Expires: 1/31/27

[Signatures continue on page 3]

The Vermont Land Trust, Inc. joins in signing this instrument for the sole purpose of demonstrating its approval and the approval of the Vermont Housing and Conservation Board to the terms and conditions of the Grant. The Vermont Land Trust, Inc. has the authority to sign this instrument on behalf of the Vermont Housing and Conservation Board pursuant to a Delegation of Stewardship Rights dated February 28, 2017 and kept on file at the Vermont Land Trust Office.

IN WITNESS WHEREOF I have hereunto set my hand and seal this _____ day of March, 2025.

Witness

Duly Authorized Agent for Vermont Land Trust, Inc.

STATE OF VERMONT
COUNTY OF _____

BE IT REMEMBERED, that on the _____ day of March A.D., 2025, personally appeared _____, signer and sealer of the foregoing written instrument and acknowledged the same to be of their free act and deed.

Before me, _____
Notary Public

My Commission Expires: _____

Georgia Town Administrator

From: Marina Vitagliano <mvitagliano@velco.com>
Sent: Wednesday, April 9, 2025 12:27 PM
To: Georgia Town Administrator
Cc: Allyson Brown; Georgia Selectboard
Subject: RE: Silver Lake Woods Access Easement

Good afternoon,

Before I put the Mylar in the mail, I just wanted to check in and make sure we are all on the same page and that everything is still on track to close this out. I had emailed the draft access easement a little over two weeks ago for your review. Is there an estimation of when the review will be complete? We are just trying to gauge our timeline as this project will be wrapping up in the next month or so.

Thank you,
Marina

MARINA VITAGLIANO | Real Estate & ROW Specialist
366 Pinnacle Ridge Road | Rutland, VT 05701
802.770.6292 mvitagliano@velco.com



From: Marina Vitagliano
Sent: Monday, April 7, 2025 9:45 AM
To: 'Georgia Town Administrator' <administrator@townofgeorgia.com>
Cc: Allyson Brown <abrown@velco.com>; Georgia Selectboard <sb@townofgeorgia.com>
Subject: RE: Silver Lake Woods Access Easement

Hi Stacy,
Thanks for confirming. I will get the new Mylar in the mail this week.
Best,
Marina

MARINA VITAGLIANO | Real Estate & ROW Specialist
366 Pinnacle Ridge Road | Rutland, VT 05701
802.770.6292 mvitagliano@velco.com



From: Georgia Town Administrator <administrator@townofgeorgia.com>
Sent: Wednesday, April 2, 2025 12:29 PM
To: Marina Vitagliano <mvitagliano@velco.com>
Cc: Allyson Brown <abrown@velco.com>; Georgia Selectboard <sb@townofgeorgia.com>
Subject: RE: Silver Lake Woods Access Easement

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Hi Marina,

Yes, we still have that check sent with the original mylar.

Thank you,

Stacy Katon

Town Administrator
47 Town Common Road North
St. Albans, VT 05478
(802) 524-3524

From: Marina Vitagliano <mvitagliano@velco.com>
Sent: Wednesday, April 2, 2025 9:02 AM
To: Georgia Town Administrator <administrator@townofgeorgia.com>
Cc: Allyson Brown <abrown@velco.com>; Georgia Selectboard <sb@townofgeorgia.com>
Subject: RE: Silver Lake Woods Access Easement

Hi Stacy,
We just received the new Mylar for the Silver Lake Woods access road with the signature block included on it. I just wanted to confirm that the Town still has the check we sent with the initial Mylar to cover the recording fee. Please let me know. I will get the new Mylar in the mail soon.
Thanks,
Marina

MARINA VITAGLIANO | Real Estate & ROW Specialist
366 Pinnacle Ridge Road | Rutland, VT 05701
802.770.6292 mvitagliano@velco.com



From: Marina Vitagliano
Sent: Monday, March 24, 2025 10:52 AM
To: 'Georgia Town Administrator' <administrator@townofgeorgia.com>
Cc: Allyson Brown <abrown@velco.com>
Subject: RE: Silver Lake Woods Access Easement

Stacy,
Thank you for sending the signature block template and for confirming that Cheryl will be the Town's authorized agent. I have reached out to our surveyor for another copy of the Mylar with the signature block included. Please keep us informed on the easement review. We look forward to hearing from you.
Thank you,
Marina

MARINA VITAGLIANO | Real Estate & ROW Specialist
366 Pinnacle Ridge Road | Rutland, VT 05701
802.770.6292 mvitagliano@velco.com



From: Georgia Town Administrator <administrator@townofgeorgia.com>
Sent: Monday, March 24, 2025 10:31 AM
To: Marina Vitagliano <mvitagliano@velco.com>
Cc: Allyson Brown <abrown@velco.com>
Subject: Re: Silver Lake Woods Access Easement

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Marina,

Thank you for the Draft, I have attached the signature block for the select board, you can use the town clerk block you have and yes, Cheryl Letourneau is the Town Clerk that will be signing off on it.

Thank you,

Stacy Katon

Town Administrator

47 Town Common Road North

St. Albans, VT 05478

(802) 524-3524

From: Marina Vitagliano <mvitagliano@velco.com>
Sent: Monday, March 24, 2025 10:01 AM
To: Georgia Town Administrator <administrator@townofgeorgia.com>
Cc: Allyson Brown <abrown@velco.com>
Subject: RE: Silver Lake Woods Access Easement

You don't often get email from mvitagliano@velco.com. [Learn why this is important](#)

Hi Stacy,

Attached is the supplemental access easement for your review. The easement has not yet been signed. We need the Mylar recorded at the Town so we can incorporate the recording information into the easement. The first highlight in the second paragraph is where the Mylar recording information will be inserted. We will also need you to confirm that Cheryl Letourneau will be signing for the town.

Doug was supposed to provide us with information regarding the signature block that needs to be included on the Mylar. We will need to request another copy of the Mylar from our surveyor. Are you or Doug able to send us that information so we can start working on that correction in the meantime?

Thank you,
Marina

MARINA VITAGLIANO | Real Estate & ROW Specialist
366 Pinnacle Ridge Road | Rutland, VT 05701
802.770.6292 mvitagliano@velco.com



From: Georgia Town Administrator <administrator@townofgeorgia.com>
Sent: Monday, March 24, 2025 9:46 AM
To: Marina Vitagliano <mvitagliano@velco.com>
Cc: Allyson Brown <abrown@velco.com>
Subject: Re: Silver Lake Woods Access Easement

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Hi Mariana,

Could you please send me the supplemental easement document that you are referring to in the above email and I will then get it back in front of our board to review. I assume the new easement needs the board to sign off on, or was that already done? If it needs signatures, I will try to do it as add on for tonight's meeting otherwise it will have to get on the next agenda on April 14.

Thank you,

Stacy Katon

Town Administrator

47 Town Common Road North

St. Albans, VT 05478

(802) 524-3524

From: Marina Vitagliano <mvitagliano@velco.com>
Sent: Friday, March 14, 2025 4:31 PM
To: Georgia Town Administrator <administrator@townofgeorgia.com>
Cc: Allyson Brown <abrown@velco.com>
Subject: Silver Lake Woods Access Easement

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Hi Stacey,

I got your message and wanted to follow up with you via email as well. I apologize that information and messages were not relayed thoroughly at the Town level regarding the access easement that we have been pursuing. As you know, VELCO has the high voltage electric transmission line that traverses through a portion of the Town of Georgia's property at Silver Lake Woods (SLW). We have an existing transmission line easement that dates back to 1971 that grants us rights to travel across the Town land to gain access to the Right Of Way (ROW) where our transmission line is. There were a few aged poles within that corridor that needed replacement this year and the Silver Lake Woods trail has always been a historical access point for us, long before the area was established as a walking/hiking trail. We began working with members of the Georgia Conservation Commission (GCC) last June (Tom Hargy, Alysia Catalfamo and Ken Minck) – and our existing transmission line easement had been shared with them. Our first site visit with them was on June 19, 2024 to begin collaborating our work with them. We then met with the GCC and Vermont Land Trust (VLT) on 8/27 to discuss the work further and answer additional questions the GCC had, as well as the VLT. Prior to our second site visit on 8/27, the GCC presented our work plans and our desire to purchase an access easement at the Town of Georgia select board meeting on 8/19. Item 11 in the meeting minutes mentions VELCO's work and the access easement. We seek to purchase this supplemental access easement because we have improved a portion of the SLW trail to accommodate the heavy equipment that was needed for the pole replacements and whenever we take the time to improve access points such as this one, we like to define our preferred routes by purchasing a supplemental access easement. We still have rights to access even without the supplemental easement, but the new easement guarantees this route for us now and in the future.

My colleague and I attended the select board meeting virtually on 9/23 to reiterate the vital maintenance work that was going to be taking place, as well as why we were seeking to purchase an additional access easement. Everyone at the meeting seemed on board and willing to work with us. We then met at SLW for a third time on 10/22 with Tom, Ken and Alysia. Brian Dunsmore and Paul Jensen – select board members, also attended that site visit. Brian and Paul had no issues with what we presented.

A few weeks ago I mailed the finalized Mylar to the Town of Georgia for recording so we could finalize the access easement. I received a call from Doug last week saying we would need to include a signature block on the Mylar for signature by the Town before it could be recorded. We can absolutely accommodate that. I was waiting to hear back from Doug regarding details for that and he had indicated that he would email those details, etc. I hope that this email clears up any confusion. We have been collaborating with the GCC and Brian and Paul from the select board for nearly a year so we hope that they can also provide you with any additional details so that we can move forward with this.

Please let me know if you have any other questions or need clarification. We are also happy to jump on a virtual call if that is helpful.

Thank you,
Marina

MARINA VITAGLIANO | Real Estate & ROW Specialist

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