

**BILL OF SALE AND EASEMENT DEED**

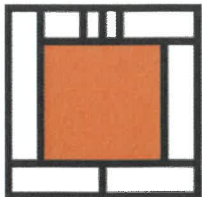
KNOW ALL PERSONS BY THESE PRESENTS that, **Haystack Crossing, LLC**, Grantor, in consideration of ten dollars and other good and valuable consideration paid to its full satisfaction by the **Town of Hinesburg**, a municipality organized and existing under the laws of the State of Vermont, Grantee, by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **Town of Hinesburg**, and its successors and assigns, forever, all of Grantor's right, title and interest in and to a certain well, water main and related improvements, and such permanent and temporary rights and easements for such well and water mains over, on and through a certain parcel of land in the Town of Hinesburg, County of Chittenden and State of Vermont, described as follows, viz:

Being an existing well and water main together with all water main improvements located on a portion of the lands and premises conveyed to Haystack Crossing, LLC by Warranty Deed of Wayne R. Bissonette and Barbara B. Bissonette, Trustees of the Wayne R. Bissonette Revocable Trust u/t/a dated January 19, 2006, and of The Barbara B. Bissonette Revocable Trust u/t/a dated January, 2006, said Warranty Deed dated September 22, 2011 of record at Book 220, Page 425 of the Town of Hinesburg Land Records.

Being the easements labelled E7 and E8 for drainage, utility, well and water main, and water main, respectively, as more particularly depicted on a Plan entitled "Water Easement in favor of Town of Hinesburg, Haystack Crossing, LLC, Route 116 & Shelburne Falls Road, Hinesburg, VT" dated July 25, 2019, as last revised \_\_\_\_\_, 2021 by Civil Engineering Associates, Inc. of record at Map Slide \_\_\_\_ of the Town of Hinesburg Land Records (the "Plan").

The well is subject to a one hundred twenty-five (125) foot isolation zone in accordance with the applicable State of Vermont Water Supply Rule, Chapter 24, Appendix A Part 3.3.1.2 and as depicted on the Plan. Prohibited land uses within the isolation zone include (i) application of nitrogen, pesticides and herbicides; (ii) buildings other than those required for the water system; (iii) parking of motor vehicles; (iv) chemical or fuel storage except natural gas or propane and other chemicals that are required by the water system; (v) swimming pools; (vi) salted or paved roads passing through the area; (vii) septic tanks, subsurface disposal systems and sewer lines; and (viii) any other activity which may contaminate the water source.

Grantee, its successors and assigns, shall have the right to construct, reconstruct, repair, maintain, replace, patrol, level, fill, and drain said easement areas as necessary for the maintenance thereof, including all necessary culverts, cuts and ramps, at its sole cost and expense.



Grantee further agrees, for itself and its successors and assigns, that any premises affected by its entry pursuant to this easement and temporary construction easement shall be restored to their condition prior to such entry at its own cost and within a reasonable time.

For purposes of construction, a temporary easement and right-of-way ten feet (10') on either side of said permanent easement and right-of-way is hereby granted. Grantee, its successors and assigns, shall further have the right to remove all trees, logs, stumps, protruding roots, brush and other objectionable materials, structures, growth and any other thing of whatever kind or nature from said temporary construction easement area. All temporary easements shall expire once construction is completed.

The within Grantor, its successors and assigns, shall have the right to make use of the surface of the right-of-way and easement such as shall not be inconsistent with the use of said right-of-way, but specifically shall place no structures, landscaping or other improvements within said easement and right-of-way which shall prevent or interfere with the within Grantee's ability to use said easement and right-of-way. Furthermore, Grantor hereby covenants not to modify the contour of said easement area, or place any obstacles, structures, landscaping, or other improvements within said easement area which shall prevent or interfere with Grantee's or the public's ability to use such easement and right of way. Grantee acknowledges that the construction and maintenance of improvements necessary to provide access to Grantor's property shall not be inconsistent with the use of this easement by the Grantee.

Reference is hereby made to the above instruments and to their records, and to all deeds and records therein referred with all the privileges and appurtenances thereto, in further aid of this description.

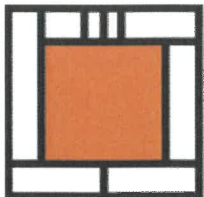
TO HAVE AND TO HOLD said granted rights and privileges in, upon and over said premises, to the said Grantee, **Town of Hinesburg**, and its successors and assigns, to their own use and behoof forever;

And the said Grantor, for itself and its successors and assigns, does covenant with the said Grantee, and its successors and assigns, that until the ensembling of these presents the said Grantor is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; except as aforesaid.

And the said Grantor hereby engages 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 1st day of

March, 2022.



STARK  
LAW, PLLC  
STARKLAWVERMONT.COM

Haystack Crossing, LLC

Michael Busonette

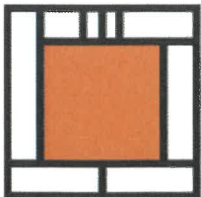
A Duly Authorized Agent

STATE OF VERMONT  
COUNTY OF CHITTENDEN, SS.

This record was acknowledge before me on March 1, 2022 by  
Michael B. Busonette a duly authorized agent of Haystack Crossing, LLC.

Before me:

Heather Call  
Notary Public 157.0011336 Heather Call  
Commission Expires: January 31, 2023  
Commission Number: 157.0011336



STARK  
LAW, PLLC

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