

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **New England Theological Seminary, Inc. d/b/a The NETS Institute for Church Planting**, of Williston, in the County of Chittenden and State of Vermont (“Grantors”), in consideration of ONE AND MORE Dollars paid to Grantors’ full satisfaction by the **Town of Williston**, a Vermont municipality located in Chittenden County (“Grantee”), by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **Town of Williston**, and its successors and assigns forever, a certain parcel of land situated in Williston, County of Chittenden and State of Vermont, described as follows, viz:

A portion of the same lands and premises conveyed to New England Theological Seminary, Inc. d/b/a The NETS Institute for Church Planting by Warranty Deed of People’s United Bank, of even date and recorded concurrently herewith in the Williston Land Records.

Being a 42.3 acre +/- parcel of land depicted as *Lot 1, Area Proposed to be Conveyed to the Town of Williston* on the plan entitled “Peoples United Bank, Formerly the Pine Ridge School Property, Route 2, Williston, Vermont, 2 Lot Subdivision Plat” prepared by Lamoureux & Dickinson Consulting Engineers, dated March 4, 2016 and recorded on Map Slide _____ of the Williston Land Records (the “Property”) and is subject to all matters noted on said Plat.

Notice of permit requirements. In order to comply with applicable state Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable Rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.

The property is or may be subject to the following easements and rights of way of record:

1. Rights of way for utilities reserved in a Warranty Deed from Frances Frost, James T. Keefe and John P. Keefe to Sumner F. and Peggy M. Farr dated July 10, 1953 and recorded in Volume 25 at Page 86 of the Town of Williston Land Records. Said Rights of Way are described as follows:
 - a. Granted by Agnes M. Keefe to Green Mountain Power Corporation dated July 13, 1936, and recorded in Volume 20 at Page 609 of the Town of Williston Land Records.
 - b. Granted by James Keefe to New England Tel. & Tel. Co., dated April 18, 1923 and recorded in Volume 20 at Page 366 of the Town of Williston Land Records.
 - c. Granted by Agnes Keefe, et al. to New England Tel. & Tel. Co., dated October 1,

1948 and recorded in Volume 24 at Page 39 of the Town of Williston Land Records.

2. Easement granted by Pine Ridge School, Inc. to Vermont Gas Systems, Inc. by Deed of Easement for Pipelines dated June 18, 2003 and recorded in Volume 357 at Page 365 of the Town of Williston Land Records.

Reference is hereby made to the above-mentioned plan and deeds and the records thereof, and the references therein made all 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, **Town of Williston**, and its successors and assigns, to its own use and behoof forever; and the said Grantor, for itself and its successors and assigns, do covenant with the said Grantee and its 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 manner aforesaid; that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid; and Grantor hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set my hands this ____ day of June 2016.

**New England Theological Seminary, Inc. d/b/a
The NETS Institute for Church Planting**

By: _____
Dave Appenzeller, Executive Director

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At _____, in said County and State, this ____ day of June 2016, personally appeared **Dave Appenzeller**, Executive Director and duly authorized agent of **New England Theological Seminary, Inc. d/b/a The NETS Institute for Church Planting**, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of the **New England Theological Seminary, Inc. d/b/a The NETS Institute for Church Planting**.

Before me, _____
Notary Public
My commission expires: 2/10/19