Shelburne 38.8 ac - Scout Farm Road
Chittenden County, Vermont, 38.8 AC +/-

Proposed Well
Proposed Wastewater
Relocated VAST Trail
Proposed Driveway
60' Wide Access
Existing Road / Trail
Deer Wintering
Building Envelope
Boundary
Stream, Intermittent

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
Shelburne 38.8 ac - Scout Farm Road
Chittenden County, Vermont, 38.8 AC +/-

Conservation Covenants
Building Envelope
Boundary
Stream, Intermittent
River/Creek
Water Body

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
Shelburne 38.8 ac - Scout Farm Road
Chittenden County, Vermont, 38.8 AC +/-

Class II Wetlands
Building Envelope
Boundary
Wetlands
Riparian
Stream, Intermittent
River/Creek
Water Body

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
CONFIRMATORY EASEMENT AGREEMENT

THIS AGREEMENT dated the 2nd day of August, 2018 by and between DUANE HODGEMAN and REBECCA HODGEMAN (together “Hodgeman”), JAY W. DESAUTEELS, Trustee of the JAY W. DESAUTEELS REVOCABLE LIVING TRUST u/t/a dated 2/13/08 (“Desautels”), and MICHAEL D. WOOD (“Wood”) (all together, the “Parties”).

WHEREAS, Hodgeman is the owner of certain lands and premises consisting of approximately 8.4 acres, more or less, and improvements thereon depicted as “N/F Duane Hodgeman” on a map entitled “Easement Plan, Jay Desautels Revocable Living Trust, Wood, and Hodgeman, Pond Road & Route 116, Shelburne/St. George, Vermont,” prepared by Krebs & Lansing Consulting Engineers, dated October 3, 2017 and recorded on even date herewith in the Town of Shelburne and the Town of St. George Land Records (the “Easement Plan”), and being all and the same lands and premises conveyed to Duane Hodgeman and Rebecca Hodgeman by Vermont Special Limited Warranty Deed of HSBC Bank, USA, National Association dated July 26, 2016 and recorded in Volume 42, Page 19 of the Town of St. George Land Records (the “Hodgeman Parcel”); and

WHEREAS, Desautels is the owner of certain lands and premises consisting of approximately 133.1 acres, more or less, depicted as “Jay Desautels Revocable Trust” on the Easement Plan and being all and the same lands and premises conveyed to Jay W. Desautels, Trustee of the Jay W. Desautels Revocable Living Trust u/t/a dated February 13, 2008, by Trustee Deed of Heidi Auclair, Jennifer Morway, and Heather Auclair, Trustees of the Ernest Auclair Family Trust u/t/a dated August 14, 2002 and Trustees of the Mildred Auclair Family Trust u/t/a dated August 14, 2002 said deed being dated July 7, 2016 and recorded in Volume 434, Page 557 of the Town of Shelburne Land Records (the “Desautels Parcel”); and

WHEREAS, Wood is the owner of (i) certain lands and premises consisting of approximately 92.6 acres, more or less, a portion of which is depicted on the Easement Plan as “Michael D. Wood” and being all and the same lands and premises conveyed to Michael D. Wood by Warranty Deed of Heidi Auclair, Jennifer Morway, and Heather Auclair, Trustees of the Ernest Auclair Family Trust u/t/a dated August 14, 2002 and Trustees of the Mildred Auclair Family Trust u/t/a dated August 14, 2002, said deed being dated October 5, 2017 and recorded in Volume 442, Page 665 of the Town of Shelburne Land Records and (ii) certain lands and premises consisting of approximately 30 acres, more or less, which are depicted on the Easement Plan as “Michael D. Wood” and being all and the same lands and premises conveyed to Michael D. Wood by Warranty Deed of Charles W. Peet and Kristin H. Peet, Trustees of the Peet Family Trust, said deed being dated October 23, 2017 and recorded in Volume 442, Page 855 of the Town of Shelburne Land Records (the “Wood Parcels”); and
WHEREAS, easements serving all of the above-referenced parcels are depicted on the Easement Plan; and

WHEREAS, the Parties wish to confirm the locations of said easements and confirm their respective rights and responsibilities with regard to said easements.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

1. Hodgeman grants and conveys an easement depicted as “Existing 60’ Wide Driveway and Utility Easement from Hodgeman for the benefit of Desautels and Wood” on the Easement Plan to Desautels and Wood for ingress and egress and the installation of utilities to serve (i) two lots on the Desautels Parcel and (ii) the two Wood Parcels. Said easement shall be centered on the existing driveway. Reference is made to a Warranty Deed dated June 9, 2016 and recorded in Volume 434, Page 553 of the Town of Shelburne Land Records and in Volume ___, Page ___ of the Town of St. George Land Records.

2. The Parties shall share equally in the maintenance and repair of said easement at such time as the Parties finish construction of a residence or other building that will constitute the main use of the property. Notwithstanding the foregoing, any person who damages the driveway within the easement shall promptly repair same.

3. Desautels grants easements to Hodgeman for ingress and egress and for the installation of utilities depicted as (i) “60’ Access & Utility Easement for the Benefit of Wood and Hodgeman” and (ii) “30’ Wide Driveway and Utility Easement for the Benefit of Hodgeman” on the Easement Plan.

4. The Parties shall share equally in the maintenance and repair of the easement referenced in Section 3(i), above, at such time as the Parties finish construction of a residence or other building that will constitute the main use of the property.

5. Hodgeman shall be solely responsible for the maintenance and repair of the easement referenced in Section 3(ii), above.

6. Desautels grants and conveys the following easements to Wood for the benefit of the Wood parcels, which easements shall be for ingress and egress and the installation of utilities:

   a. An easement and right of way 60 feet in width proceeding from the westerly bounds of the Hodgeman Parcel in a generally southerly direction to the Wood Parcels in the areas depicted as “60’ Access & Utility Easement for the Benefit of Wood and Hodgeman,” “Existing 60’ Access & Utility Easement for the Benefit of Wood” and “60’ Access & Utility Easement for the Benefit of Wood” on the Easement Plan; and
b. An easement and right of way 60 feet in width in the area depicted as “Proposed Relocation of Portion of 60’ Access & Utility Easement for the Benefit of Wood” on the Easement Plan.

7. Desautels and Wood shall share the maintenance expense of the shared easements as follows: The cost of maintenance, repair, snowplowing and any other expenses whatsoever for the shared portion of the driveway within said easement area shall be equally shared by any lot owner using such portion of said driveway to access a dwelling house, except that the cost of snowplowing, ice removal and other winter maintenance shall only be shared by those using the driveway during at least some portion of the snow season. Notwithstanding the foregoing, any person who damages the driveway shall promptly repair same at said person’s sole expense.

8. The easements granted herein are appurtenant to the parcel the easement benefits and shall benefit the parties respective heirs, successors, administrators and assigns, and this Agreement shall be binding on such heirs, successors, administrators, and assigns.

9. This agreement shall be governed by the laws of the State of Vermont.

Duane Hodgeman

Rebecca Hodgeman

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At St. George, this 4th day of July, 2018, Duane Hodgeman and Rebecca Hodgeman personally appeared and acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Notary Public
My commission expires 2/10/19
Jay W. Desautels, Trustee of
The Jay W. Desautels Revocable
Living Trust u/t/a dated 2/13/08

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At 2:40 pm, this 4th day of June, 2018, Jay W. Desautels personally appeared, individually and as Trustee of the Jay W. Desautels Revocable Living Trust u/t/a dated 2/13/08, and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed, individually and as Trustee of the Jay W. Desautels Revocable Living Trust u/t/a dated 2/13/08.

Notary Public
My commission expires 2/10/19
Michael D. Wood

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At Hinesburg, this 2nd day of August, 2018, Michael D. Wood
personally appeared and acknowledged this instrument, by him sealed and
subscribed, to be his free act and deed.

Notary Public
My commission expires 2/10/19
KNOW ALL PERSONS BY THESE PRESENTS, that JAY W. DESAUTELS, Trustee of the JAY W. DESAUTELS REVOCABLE LIVING TRUST u/t/a dated February 13, 2008, of Hinesburg, County of Chittenden, and State of Vermont, Grantor, in consideration of Ten and More Dollars, paid to its full satisfaction by _______________, County of _______________, and State of _______________, Grantee(s), by these presents do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the Grantee, and the Grantee’s heirs and assigns forever, a certain piece of land in Shelburne, in the County of Chittenden and State of Vermont, described as follows, viz:

Being a portion of the same lands and premises conveyed to Jay W. Desautels, Trustee of the Jay W. Desautels Revocable Living Trust by Trustee Deed of Heidi Auclair, Jennifer Morway, and Heather Auclair, Trustees of the Ernest Auclair Family Trust and the Mildred Auclair Family Trust, said deed dated July 7, 2016 and recorded in Volume 434, Page 557 of the Town of Shelburne Land Records.

Being a parcel depicted as “Lot 2, Area = 38.8 Acres” on a plan entitled “Final Plat, Jay Desautels Revocable Living Trust, former Forest Ledge Subdivision, Pond Road & Route 116, Shelburne/St. George, Vermont,” prepared by Krebs & Lansing Consulting Engineers, Inc., dated November 29, 2017 and recorded in Map Slide ___ of the Town of Shelburne Land Records (the “Plat”).

Lot 2 is subject to and has the benefit of an easement depicted as “60’ Access, Utility, and Force Main Easement for the Benefit of Lots 1, 2, and Wood” on the Plat. The use of said easement is in common with the owners of Lot 1, their heirs and assigns and property now or formerly owned by Michael D. Wood, their successors and assigns. The owners of Lot 2, their heirs and assigns, and the owners of Lot 1, their and assigns, agree to share proportionally, based on the length of the portion of the easement required to serve each Lot, in the costs associated with maintaining or repairing those portions of said driveway and right of way used in common by both owners. Each individual owner shall be responsible for the costs of installation and maintenance related to any driveway from the above-described right of way to that owner’s house serving only that house.

The above-described right of way is also for the installation of utilities for the benefit of each of Lots 1 and 2 their heirs and assigns and property now or formerly owned by Michael D. Wood, their successors and assigns. The owners of Lot 2, their heirs and assigns, and the owners of Lot 1, their heirs and assigns, agree to share proportionally, based on the length of portion of the easement required to serve each Lot, in the costs associated with the maintenance of shared utility lines within said right of way. Each individual owner shall be responsible for the costs of installation and maintenance related to utility lines from the above-described right of way to that owner’s house.

Lot 2 has the benefit of an easement for ingress and egress depicted as “Existing 60’ wide driveway and utility easement” on the Plat. And as the same is set forth in the above-referenced Trustee Deed dated July 7, 2016 and recorded in Volume 434, Page 557.

Lot 2 is subject to easements depicted as (i) “Wastewater disposal easement for the benefit of Lot 1” and “New 20’ force main easement for the benefit of Lot 1” as both easements are depicted on the Plat. The use of said easements shall be limited to the installation, maintenance, repair, and replacement of a primary and replacement wastewater system and force main for the benefit of Lot 1. The owners of Lot 2, their heirs and assigns, shall have the right to make use of the surface of the land subject to these easements such as shall not be inconsistent with the use of said easements, but specifically shall place no structures, landscaping or other improvements within said easements that shall prevent or interfere with the ability of the owners of Lot 1 to use said easements.

Draft Deed to be Conveyed

WARRANTY DEED (Lot 2)
The benefitted uses of these easements are subject to the following conditions: (i) the Owners of Lot 1 and their heirs and assigns shall assume full responsibility for and shall indemnify, exonerate, and save harmless the Owners of Lot 2 and their heirs and assigns from any and all claims, demands, suits, judgments or recoveries for or on account of the use of the rights granted herein, (ii) the Owners of Lot 1 and their heirs and assigns agree that any premises affected by their entry pursuant to these easements shall be restored to its condition prior to such entry at their own cost and within a reasonable time, and (iii) the Owners of Lot 1 and their heirs and assigns shall solely be responsible for all costs associated with the installation, operation, repair, maintenance, and replacement costs of said wastewater system and force main.

Lot 2 is subject to the easement depicted as “60’ Access and Utility Easement for the Benefit of Wood” as depicted on the Plat.

Lot 2 is subject to the terms and conditions of State of Vermont Authorization to Discharge under General Permit 3-9015, Permit Number 4240-9015.1 dated September 26, 2017 and recorded in Volume ___, Page ___ of the Town of Shelburne Land Records.

The owners of Lot 2, their heirs and assigns, and the owners of Lots 1 and Lots 3-6, their heirs, successors, and assigns, are all benefitted by a number of stormwater easements as the same are depicted on the Plat and all agree to share proportionally, based on the impervious area (including but not limited to, houses or other dwellings, driveways, sidewalks) on each Lot, in the costs associated with maintaining or repairing those portions of said stormwater infrastructure, including the stormwater pond located on Lot 4.

By acceptance of this deed Grantees shall become members of and receive one membership in the Desautels Subdivision Stormwater Association, which membership shall run with the land. Lot 2 shall also be subject to the terms and conditions of the Desautels Subdivision Stormwater Association Bylaws dated November ___, 2018 and recorded in Volume ___, Page ___ of the Town of Shelburne Land Records.

Lot 2 is subject to the terms and conditions of State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-2651-1 dated August 25, 2017 and recorded in Volume ___, Page ___ of the Town of Shelburne Land Records.

Lot 2 is subject to the applicable terms and conditions of Town of Shelburne Development Review Board Findings of Fact and Notice of Decision dated February 21, 2018.

Lot 2 is subject to the terms and conditions of that certain Open Space Agreement by and between the Town of Shelburne and Jay W. Desautels, Trustee of the Jay W. Desautels Revocable Living Trust u/ta/a dated February 13, 2008, which agreement is dated November ___, 2018 and recorded in Volume ___, Page ___ of the Town of Shelburne Land Records.

Lots 1-2 as depicted on the Plat shall also be subject to the following covenants and restrictions.

1. Each Lot is to contain one permanent single-family residence and appurtenant outbuildings such as garages, woodsheds, agricultural buildings and the like and shall be used for residential purposes only, together with customary home occupations, subject to any applicable government regulation and the restrictions herein. The height of all buildings shall not exceed thirty-five (35) feet.
2. All residential structures, garages, outbuildings, and agricultural buildings shall be constructed within the building envelopes described on the Plat.
3. All trash, garbage, rubbish, refuse and other solid waste of any kind including particularly inoperable automobiles, appliances, and
furniture, shall be kept in sanitary containers and there shall be no dumping on any part of a Lot and no incineration. Sanitary containers shall be stored in the garage of all houses. The owner or occupant of each Lot shall be responsible for the disposal of solid waste at legally established solid waste disposal facilities outside the real property.

4. All buildings and landscaped grounds on the Lots shall be kept in a safe and reasonable state of repair, cleanliness, and neatness and lawns shall be mowed and kept in a neat, trimmed manner regardless of whether the Lot is vacant or occupied.

5. No Lot shall be used in whole or in part for the storage of rubbish, trash or scrap of any character whatsoever; nor shall any substance, item or material be kept upon any Lot that will emit foul or noxious odors or cause any noise that will or might disturb the peace, quiet, comfort or serenity of the occupants of the other Lots.

6. No billboards or advertising signs of any character shall be erected, placed, permitted or maintained on any Lot or on the residence or other structures located thereon, except that an owner of a Lot or his/her agent may erect or display one (1) sign of not more than six (6) square feet advertising the Lot for sale. All signs must comply with local regulations.

7. No commercial vehicles or construction or like equipment of any kind shall be maintained on any Lot, other than in the course of construction, unless kept in a completely enclosed garage.

8. No solar panels, wind or power generation shall be maintained on any lot unless attached to the roof of a dwelling, approved garage or other outbuilding.

9. The siding for any building located upon a lot shall be either wood, brick, stone or fiber cement board. Vinyl or other similar siding shall be prohibited.

10. No fences with a height of more than four feet shall be permitted unless for the purpose of keeping horses within the confines of said fence. Further, any such fences shall be constructed of wood or metal and shall not be of a “chain link” or “privacy” type.

11. No dirtbikes shall be permitted to be used on a lot. All-terrain vehicles shall be permitted for agriculture purposes only.

12. Boats, recreational vehicles, campers, and the like shall not be permitted on a lot unless garaged or enclosed in a garage or other structure or screened so as to not be visible from the shared driveways serving the Lots or from Route 116 or Pond Road.

13. Animals shall be neither bred nor used for commercial purposes, including the commercial boarding of horses.

14. No owner of either Lot shall change or interfere with the natural drainage of the Lots except as allowed for in the plans approved under the Storm Permit and Final Plat Approval, as they may be legally amended.

15. Should either of the owners of Lots 1 or 2 employ counsel in order to enforce any of the foregoing covenants, conditions, reservations, restrictions or obligations, all costs incurred in such enforcement, including a reasonable fee for counsel, shall be paid by the owner of such Lot found to be in violation by a court of competent jurisdiction.

16. By acceptance of this Deed, the Grantee acknowledges these covenants and restrictions only apply to Lots 1 and 2 and a separate set of covenants and restrictions apply to Lots 4-6. Lot 3 shall not be subject to any covenants and restrictions, other than those set forth in the various municipal and state approvals governing the development.

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

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the Grantees, ______________, and their heirs
and assigns, to their own use and behoof forever; and the Grantor, for himself and his successors and assigns, does covenant with the Grantees and their heirs and assigns, that until the ensealing of these presents, he is the sole owner of the premises and has good right and title to convey the same in manner aforesaid; and that it is FREE FROM EVERY ENCUMBRANCE, except as aforesaid; and it does hereby engage to WARRANT and DEFEND the same against all lawful claims whatever, except as set forth herein.

IN WITNESS WHEREOF, I hereunto set my hand and seal this ____ day of ____________, 2018.

____________________________
Jay W. Desautels, Trustee of the Jay W. Desautels Revocable Living Trust

STATE OF VERMONT, SS.
COUNTY OF CHITTENDEN

At _____________ in said County and State, this ___ day of ______________, 2018, personally appeared Jay W. Desautels, Trustee of the Jay W. Desautels Revocable Living Trust and he acknowledged this instrument, by him signed, sealed, and subscribed, to be his free act and deed individually and as Trustee of the Jay W. Desautels Revocable Living Trust.

Before me,

____________________________
NOTARY PUBLIC
My Commission
Expires 2/10/2019
TRUSTEE DEED

KNOW ALL BY THESE PRESENTS: That Heidi Auclair, Jennifer Morway and Heather Auclair, Trustees of the ERNEST AUCLAIR FAMILY TRUST u/t/a dated August 14, 2002, and Trustees of the MILDRED AUCLAIR FAMILY TRUST u/t/a dated August 14, 2002, having a place of business in South Burlington, Vermont (the "Grantors"), in consideration of TEN AND MORE DOLLARS paid to the Grantors’ full satisfaction by Jay W. Desautels, Trustee of JAY W. DESAUTELS REVOCABLE LIVING TRUST u/t/a dated 2/13/04, having a place of business in Hinesburg, Vermont (the “Grantee”), by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the Grantee, and his successors and assigns, forever, a certain piece of land (the “Premises”) solely in the Town of Shelburne, in the County of Chittenden, and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Ernest Auclair, Trustee, and Mildred Auclair, Trustee, pursuant to an Order of Confirmation, dated November 10, 2009, of the Chittenden Superior Court, recorded in Volume 369, Page 529- of the Land Records of the Town of Shelburne. Being also a portion of the lands and premises conveyed to API Properties pursuant to a warranty deed, dated July 1, 2005, from Earnest Auclair and Mildred Auclair, Trustees of the Ernest Auclair Family Trust u/t/a dated July 1, 2005, recorded in Volume 326, Page 610- of the Land Records of the Town of Shelburne.

Being approximately 125 acres of land, more or less, and designated as 61 Pond Road, Shelburne, VT 05482.

The Grantors, for themselves and their successors and assigns, reserve an easement, 60 feet in width, for vehicular, pedestrian and utility uses, to and from lands and premises retained by the Grantors (Volume 275, Page 313- of the Land Records of the Town of Shelburne) southerly of the lands and premises conveyed herein, said retained parcel being approximately 80.3 acres in area. The easement is substantially centered on a farm road, a portion of which is depicted on a plan entitled

Boundary Survey
HSBC Bank, USA National
Association, as Trustee for
Wells Fargo Asset Securities
Corporation, Mortgage Pass
Through Certificates Series
2007-10
Vermont Route 116 ST. George, Vermont
dated November 15, 2013, recorded in Map Slide 828B of the Land Records of the Town of Shelburne (the “Plan”); the remaining portion of the easement continues through the lands and premises herein conveyed to the lands and premises retained by the Grantors.
Included herewith is a non-exclusive easement, 60 feet, in width, for utilities, ingress and egress along the existing Farm Road, so-called, for the benefit of the Grantees, their successors and assigns, substantially in the location depicted on the Plan; the interest of the Grantor was acquired pursuant to a warranty deed, dated June 9, 2016, from HSBC Brank, USA National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass Through Certificates Series 2007-10, recorded of even date herewith in the Land Records of the Towns of Shelburne and St. George.

The lands and premises are conveyed with the burden and benefit of all easements, covenants and rights of way of record.

Reference is hereby made to the above-mentioned instruments, the record thereof, the references therein made, and their respective records and references, in further aid of this description.

TO HAVE AND TO HOLD the Premises, with all the privileges and appurtenances thereof, to the Grantee and his successors and assigns in trust, to his and their own use and behoof forever;

And the Grantors covenants with the Grantee, and its successors and assigns, that they will, and their successors and assigns shall, WARRANT AND DEFEND the Premises against all persons claiming the same, by, from or under the Grantors, but against no other person.

IN WITNESS WHEREOF, the Grantors have caused this deed to be executed this 11th day of July, 2016.

ERNEST AUCLAIR FAMILY TRUST
u/t/a dated August 14, 2002

By: [Signature]
Heidi Auclair

By: [Signature]
Heidi Auclair

By: [Signature]
Jennifer Morway

By: [Signature]
Jennifer Morway

By: [Signature]
Heather Auclair

By: [Signature]
Heather Auclair

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

LISMAN LECKERLING, P.C., ATTORNEYS AT LAW, P.O. BOX 728, BURLINGTON, VT 05402
864-5756
2
At Williston this 12 day of July, 2016, personally appeared Heidi Auclair, Trustee of the ERNEST AUCLAIR FAMILY TRUST u/t/a dated August 14, 2002, and Trustees of the MILDRED AUCLAIR FAMILY TRUST u/t/a dated August 14, 2002, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of the ERNEST AUCLAIR FAMILY TRUST and the MILDRED AUCLAIR FAMILY TRUST.

Before me, [Signature]
Notary Public

Print Name: Karen Waters
My Commission Expires: 2/10/19

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Williston this 12 day of July, 2016, personally appeared Jennifer Morway, Trustee of the ERNEST AUCLAIR FAMILY TRUST u/t/a dated August 14, 2002, and Trustees of the MILDRED AUCLAIR FAMILY TRUST u/t/a dated August 14, 2002, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of the ERNEST AUCLAIR FAMILY TRUST and the MILDRED AUCLAIR FAMILY TRUST.

Before me, [Signature]
Notary Public

Print Name: Karen Waters
My Commission Expires: 2/10/19

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Colchester this 12 day of July, 2016, personally appeared Heather Auclair, Trustee of the ERNEST AUCLAIR FAMILY TRUST u/t/a dated August 14, 2002, and Trustees of the MILDRED AUCLAIR FAMILY TRUST u/t/a dated August 14, 2002, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of the ERNEST AUCLAIR FAMILY TRUST and the MILDRED AUCLAIR FAMILY TRUST.

Before me, [Signature]
Notary Public

Print Name: Scott McAllister
My Commission Expires: 2/10/19