

WO # _____

Accepted By: _____

UTILITY RIGHT OF WAY EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that _____, of _____ in the County of _____ and State of Vermont (hereinafter, regardless of the number of grantors, called the "Grantor") in consideration of One Dollar and other good and valuable consideration paid to (my/our) full satisfaction by the TOWN OF HARDWICK ELECTRIC DEPARTMENT, located in Hardwick in the County of Caledonia and the State of Vermont, by these presents do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the TOWN OF HARDWICK ELECTRIC DEPARTMENT and Consolidated Communications of Vermont (a limited liability company under the laws of the State of Delaware), and to any of their successors and assigns (hereinafter regardless of the number of grantees called the "Grantee") a perpetual easement and right-of-way upon lands of the Grantor situated in _____ in the County of _____ and State of Vermont, described as follows:

- OVERHEAD: being a strip of land 50 feet wide (25 feet each side of pole line) for the purpose of installing and owning an overhead pole line onto lands of Grantor located on, _____ in _____, being the same lands and premises conveyed to Grantor by _____ in a Warranty Deed dated _____ and recorded in Book # _____, Page(s) _____ and of the Land Records of the Town of _____. This easement is for the transmission/distribution of electricity, for all telecommunications uses, as well as for fiber optic/cable/or other overhead facilities/services. This easement provides unrestricted access and rights to conduct any/all necessary operations activities including, but not limited to constructing, maintaining, replacing, upgrading, or extending Grantees cables, wires, lines, conduits, poles, guys, anchors, braces, transformers, etc. This easement also provides unrestricted rights to cut and trim trees, bushes, brush, and any other growing thing that may interfere with the free and full use of said easement.

- UNDERGROUND: being a strip of land 20 feet wide (10 feet each side of buried line) for the purpose of installing underground lines onto lands of Grantor located on, _____ in _____, being the same lands and premises conveyed to Grantor by _____ in a Warranty Deed dated _____ and recorded in Book # _____, Page(s) _____ and _____ of the Land Records of the Town of _____, This easement is for the transmission/distribution of electricity, for all telecommunications uses, as well as for other fiber optic/cable/or other underground facilities/services. This easement provides unrestricted access and rights to conduct any/all necessary operations activities including, but not limited to constructing, maintaining, replacing, upgrading, or extending Grantees cables, wires, lines, conduits, transformers, pedestals, risers, etc. This easement also provides unrestricted rights to cut and trim trees, bushes, brush, and any other growing thing that may interfere with the free and full use of said easement.

Grantor for (myself/ourselves) and (my/our) heirs, executors, and administrators do covenant with Grantee its successors and assigns that they shall not construct any buildings, nor permit any type of structure, nor any assembly of materials within said easement. In addition Grantee shall not plant any trees, bushes, or other growing thing that could interfere with the full use of the easement, and shall not make any changes to grade (with fill or excavation) within said land which in the judgment of Grantee, its successors and assigns, might interfere with operational activities or which might endanger Grantee's equipment/facilities/etc.

TO HAVE AND TO HOLD said granted perpetual easement and right-of-way, with all the privileges and appurtenance thereof, to the said Grantees, its/their successors and assigns its use and behoof forever; and (I/we), the said Grantor(s), _____ for (myself/ourselves) and (my/our) heirs, executors and administrators do covenant with the said Grantee, that until the ensealing of these presents (I am/we are) the sole owner(s) of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM ENCUMBRANCE except _____, and we do hereby engage to WARRANT AND DEFEND THE SAME AGAINST ALL LAWFUL CLAIMS WHATEVER, EXCEPT AS AFORESAID.

IN WITNESS WHEREOF, (I/WE) have hereunto set our hands this _____ day of _____, 20____.

IN PRESENCE OF

Witness Signature

Owner Signature

Print Name

Print Name

Witness Signature

Owner Signature

Print Name

Print Name

STATE OF VERMONT

_____ County, ss:

At _____ in said County and State this _____ day of _____, 20____, _____ and _____ personally appeared and (He/She/They) acknowledged this instrument by (Him/Her/Them) subscribed to be (His/Hers/Their) free act and deed.

Before me, _____

Notary Public

(Seal)

IF A MORTGAGE IS HELD ON THE PROPERTY PLEASE HAVE THE MORTGAGEE (BANK, ETC.) COMPLETE THE SECTION BELOW:

(I/We) _____ of _____ in the County of _____, State of _____, holder of the above referenced mortgage, hereby joins in the granting of the within perpetual easement and right-of-way for the purpose of granting the HARDWICK ELECTRIC DEPARTMENT a department of the Town of Hardwick, its successors and assigns, and to Consolidated Communications of Vermont Company, LLC, its successors and assigns, the rights set forth above and for no other purpose.

IN PRESENCE OF

Mortgage holder

by _____

its _____
and duly authorized agent

STATE OF VERMONT

_____ County, ss

At _____ this _____ day of _____, 20 _____, personally appeared _____ and duly authorized agent of _____, and _____ acknowledged this instrument signed by _____ to be _____ free act and deed and the free act and deed of the said _____.

Before me, _____

Notary Public

(Seal)

BELOW THIS LINE FOR TOWN CLERK'S USE ONLY

_____, VT. TOWN CLERK'S OFFICE

Receive for record, _____, 20 _____, at _____ o'clock _____ minutes, and recorded in Book _____, Page(s) _____ of Land Records.

Attest: _____ Town Clerk