

WO # _____

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 as detailed below:

- OVERHEAD: being a strip of land 25 feet wide each side of the center of the line (to be) constructed, for the purpose of installing a utility pole line onto lands of the 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 allows for the transmission and distribution of electricity, all telecommunications use, as well as for fiber optic cables or other overhead infrastructure/facilities. This easement provides unrestricted access and rights to conduct all operational activities for a utility pole line including, but not limited to constructing, maintaining, replacing, upgrading, and completing line extensions utilizing poles, wires, transformers, guys, anchors, and any other equipment or materials the Grantee determines to be necessary. 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 10 feet wide each side of the center of the line (to be) constructed, for the purpose of installing underground utility infrastructure/facilities onto land of the 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, all telecommunications use, as well as for other fiber optic/cable/or other underground infrastructure/facilities. This easement provides unrestricted access and rights to conduct all operational activities for underground utility infrastructure/facilities including, but not limited to constructing, maintaining, replacing, upgrading, and completing line extensions utilizing conduits, cables, transformers, pedestals, risers, and any other equipment or materials the Grantee determines to be necessary. 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 covenants with Grantee that no buildings, line, conduit, dam, levee, lake, pond, nor any type of structure, nor any assembly of materials will ever be placed within said easement area. 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 lands which in the judgment of the Grantee might interfere with operational activities or which might endanger the infrastructure/facilities.

Grantee is also provided with the permanent right, at any and all times to enter on adjacent lands of the Grantor and to cut or trim and remove such trees growing outside the limits of the Easement Area (danger trees) which may, in the opinion of the Grantee interfere with or be likely to interfere with, the operation of the facilities now or hereafter to be constructed on said Easement Area.

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 ensembling 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, 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:

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,
At _____ this _____ day of _____, 20____, personally appeared _____ a 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