

WO # _____

pg 1

Accepted By: _____

**OVERHEAD
RIGHT OF WAY EASEMENT**

KNOW ALL MEN 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 HARDWICK ELECTRIC DEPARTMENT a department of the Town of Hardwick, 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 HARDWICK ELECTRIC DEPARTMENT a department of the Town of Hardwick, its successors and assigns, and Telephone Operating Company of Vermont LLC, a limited liability company under the laws of the State of Delaware and to its 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:

being a strip of land (25) feet wide each side of center of line (to be) constructed, for the purpose of installing poles and anchors 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 _____, for the purpose of transmitting and distributing electricity, together with the right, within the easement, to cut and trim trees, bushes, brush and any other growing thing that may interfere with the free and full use of said pole and anchor, and to further maintain, renew and keep said pole and anchor line in repair and clear of all obstructions, and at all times to enter upon the land and do all things necessary and convenient to make repairs, renewals and line extensions, doing as little damage as possible in said work.

Grantor, for (myself/ourselves) and (my/our) heirs, executors and administrators, do covenant with Grantee, its successors and assigns that they will not erect or permit any building or any other structure or trees or bushes to be planted, or make any change of grade, fill or excavation, within said land, which in the judgment of Grantee, its successors and assigns, might interfere with the proper operation and maintenance of said pole and anchor line.

It is agreed that the pole and anchor line shall remain the property of Grantee, its successors and assigns, and that Grantee, its successors and assigns, shall pay all taxes assessed thereon.

TO HAVE AND TO HOLD said granted perpetual easement and right-of-way, with all the privileges and appurtenance thereof, to the said Grantee, HARDWICK ELECTRIC DEPARTMENT a department of the Town of Hardwick, its successors and assigns, and to Telephone Operating Company of Vermont LLC, its successors and assigns to 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 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 Telephone Operating Company of Vermont 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