

UTILITY RIGHT OF WAY EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that, _____
(and/or) _____ of the Town of _____, County
of _____, and State of _____, (hereinafter the Grantor(s)), in
consideration of One and More Dollars paid, the receipt whereof is hereby acknowledged, hereby
GIVE, GRANT, BARGAIN, SELL AND CONVEY to the Town of Stowe Electric Department,
a Vermont municipal electric utility located in Stowe, County of Lamoille, and State of Vermont
(hereinafter the Grantee) and its successors and assigns, a perpetual right of way and easement
over, across, and upon lands of the Grantor, being the same lands and premises conveyed to
Grantor by _____ in a _____ Deed
dated _____ and recorded with the Town of Stowe’s Clerk Office in
Book# _____, Pages: _____, described as follows:

The perpetual right, easement, and unrestricted access from time to time without further
payment to enter and access a strip of land for either distribution service (a) 50 feet (25 feet each
side of wire); or (b) aerial transmission: 100 feet (50 feet each side of pole), and to construct,
reconstruct, repair, replace, maintain, upgrade, extend, add to, operate, patrol, and otherwise
change each and every part of Grantees cables, wires, lines, conduits, poles, guys, anchors, braces,
transformers, towers, fittings, equipment, and appurtenances which may be constructed at different
times for the transmission and/or distribution of high and low voltage electric current. Including,
the perpetual right, easement, and unrestricted access from time to time and without further
payment to clear and keep cleared trees and vegetation within this strip of land and remove danger
trees outside this strip of land that might impact the utility line and appurtenances, and to pass
along said strip of land to and from the adjoining lands for any and all the above purposes,
including the removal of the Grantee’s line and equipment. It is agreed that the line shall remain
on the property of the Grantee, its successors and assigns.

Said line to enter and cross land now or formerly of the Grantor located at (e-911
address) _____, as referenced as Lot _____ on the map
filed with the Town of Stowe’s Clerk’s Office at Book _____, Page _____, and from land now or
formerly identified as (e-911 or lot) _____, and to become established
in its as-built location.

Grantor for myself and my heirs, executors, and administrators now 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. Grantee shall not plant any trees,
bushes, or any growing vegetation 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 the above granted easements and rights, with all the

privileges and appurtenances thereunto belonging, unto and to the use of the said Grantee, its successors and assigns forever. And the Grantor hereby for themselves and their heirs, executors and administrators [in the case of a corporation, for itself, and its successors and assigns] covenant with the Grantee, its successors and assigns, that they are lawfully seized in fee simple of the granted premises, that they [he/she/it] have good right to sell and convey the same as aforesaid, that they are free from encumbrance and will **WARRANT AND DEFEND** the same to the Grantee, and its successors and assigns, forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the aforementioned Grantor[s] hereunto sets [his/her/its] their hands and seals this ____ day of _____, _____.

IN THE PRESENCE OF:

Witness Signature

Grantor Signature

Print Name

Print Name

Witness Signature

Grantor Signature

Print Name

Print Name

STATE OF _____

_____ COUNTY, SS.

At _____, in and County and State on this ____ day of _____, 20__, before me personally appeared the above-named Grantor[s] _____, each and all to me known to be the party executing the foregoing instrument, and acknowledged this instrument by him/her/them executed to be his/her/their free act and deed.

Before me, _____
Notary Public

My Commission Expires, _____

License No. _____