

**TOWN OF MIDDLEBURY
NOTICE OF PROPOSED CONVEYANCE**

In accordance with 24 V.S.A. § 1061, the Middlebury Selectboard hereby gives notice of the proposed terms of conveyance of a quit claim deed from the Town of Middlebury (the “Town”) to the Raymond C. Churchill Family Trust and the Teresa F. Churchill Family Trust (the “Purchasers”). The quit claim deed will convey a portion of Town property located on Chipman Hill northerly and westerly of the Purchasers’ property located at 1 Forrest Lane in Middlebury, Vermont (the “Town Parcel”).

The proposed terms of the transaction are as follows:

1. The Town will convey to the Purchasers, by quit claim deed, subject to a restrictive covenant, .21 +/- acres, including a 50' by 62' area of the Town Parcel upon which the Purchasers’ existing garage and woodshop is located pursuant to an existing easement with the Town. The existing easement will terminate upon the conveyance of the quit claim deed. The quit claim deed will reserve the Town’s highway rights within the Forrest Lane Right of Way.
2. The restrictive covenant will provide that the garage shall not be enlarged, relocated, or converted to any use other than a vehicle/storage garage appurtenant to the residence on the Purchasers’ existing parcel, and that the garage shall not be occupied as a residence or used for commercial or industrial purposes.
3. The purchase price of the quit claim deed will be Two Thousand, Five Hundred Dollars (\$2,500.00). In addition, the Purchasers will be responsible for all taxes, recording fees, the Town’s attorneys’ fees, surveyors’ fees, permit fees and costs of notice publication, and any other expenses associated with this transaction.

This notice will be posted in three public places in the Town of Middlebury (the Municipal Building, the Post Office and the Ilsley Public Library). Notice shall also be published in the *Addison Independent*, a newspaper of general circulation within the municipality, at least 30 days prior to the date of the proposed conveyance. Unless a petition objecting to the conveyance is filed in accordance with 24 V.S.A. § 1061(2), the Selectboard may proceed with the conveyance.

If a petition signed by five percent of the legal voters of the municipality objecting to the proposed conveyance is presented to the municipal clerk within 30 days of the date of posting and publication of this notice, the Selectboard shall cause the question of whether the municipality shall convey the easement to be considered at a special or annual meeting called for that purpose. After the meeting, the easement may be conveyed unless a majority of the voters of the municipality present and voting vote to disapprove of the conveyance.

Middlebury Selectboard
July 8, 2022