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Know all Men by these Presents

That WE, XENOPHEN C. WHEELER and IRENE B. WHEELER

of Bolton and State of Vermont in the County of Chittenden Grantors, in the consideration of Ten or More Dollars paid to our full satisfaction by

WILLIAM M. BROWN and DORIS W. BROWN

of Southbridge and State of Massachusetts in the County of Grantees, by these presents, do freely Give, Grant, Sell, Convey and Confirm unto the said Grantees

WILLIAM M. BROWN and DORIS W. BROWN, husband and wife, as tenants by the entirety

certain piece of land in Richmond and their heirs and assigns forever, a County of Chittenden in the and State of Vermont, described as follows, viz:

Beginning at a point located in the centerline of Town Road No. 7 in Richmond, Vermont, said point being the northwest corner of the parcel herein conveyed; thence proceeding in a generally southerly direction to a point marked by a metal pipe set in the ground and located in the southerly sideline of said Town Road No. 7; thence proceeding S 37° 43' E, a distance of 176.5 feet; in and along the common boundary line between lands now owned by the Grantors herein and lands now or formerly of Cross, to a point marked by a metal pipe set in the ground; thence deflecting to the right and proceeding S 13° 46' E along the face of a ledge to a point located in the thread of the Huntington River, said point being the southwest corner of the parcel herein conveyed; thence turning to the left and proceeding in a general easterly direction in and along the thread of the Huntington River to a point, said point being the southeast corner of the parcel herein conveyed; thence deflecting to the left and proceeding N 4° 55' W to a point marked by a metal pipe set in the ground; thence continuing N 4° 55' W, a distance of 150.3 feet to a point marked by a metal rod set in the southerly sideline of Town Road No. 7; thence continuing in a straight line to a point located in the centerline of Town Road No. 7; thence deflecting to the left and continuing in and along the centerline of Town Road No. 7 in a general westerly direction to a point which is the point or place of beginning.

Reference is hereby made to a certain Map entitled, "A portion of the Lands Referred to in a Deed to Xenophon C. and John H. Wheeler, Richmond, Vermont", dated July 7, 1981, drawn by Kenneth G. Weston, and recorded in Maps Volume at Page of the Land Records of the Town of Richmond. Said parcel herein conveyed is shown as a shaded area in said Map.

Said parcel is subject to all easements, water rights, and rights of way of record.

Said parcel is a part of the lands and premises conveyed to Xenophon C. Wheeler by Warranty Deed of John H. Wheeler dated February 19, 1974 and recorded in Volume 30 at Page 189 of the Land Records of the Town of Richmond. Said parcel herein conveyed is more specifically set out as a part of Parcel No. 4 in the deed above-mentioned.

This deed shall act as a Quit Claim Deed only to any part of the parcel conveyed which may lie within the Highway Right of Way.

Reference is hereby made to the instruments above-mentioned, and the records thereof, and the instruments therein referred to, and the records thereof, in further aid of this description.

Said parcel is also part of the lands and premises conveyed to Xenophon C. Wheeler by the following deeds:

- a) Deed from C. B. Hapgood et al dated February 15, 1939 and recorded in Volume 20 at Page 152 of the Land Records of the Town of Richmond.
- b) Deed from W. A. and F. S. Wheeler received in the Richmond Town Clerk's Office January 19, 1946 and recorded in Volume 22 at Page 5 of the Land Records of the Town of Richmond.

Reference is hereby made to the instruments aforementioned, and the records thereof, and the instruments therein referred to, and the records thereof, all in further aid of this description.

[The following text is extremely faint and largely illegible due to bleed-through from the reverse side of the page. It appears to be a detailed description of land parcels, possibly including acreage and boundary details.]



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To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantees WILLIAM M. BROWN and DORIS W. BROWN, husband and wife, as tenants by the entirety

And we and their heirs and assigns, to their own use and behoof forever; the said Grantors

XENOPHON C. WHEELER and IRENE B. WHEELER

executors and administrators, do for ourselves and our heirs, covenant with the said Grantees

WILLIAM M. BROWN and DORIS W. BROWN, their

heirs and assigns, that until the ensembling of these presents we are the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are Free from every encumbrance; except as aforesaid,

And we hereby engage to Warrant and Defend the same against all lawful claims whatever, except as aforesaid.

In Witness Whereof, this 29th day of January We hereunto set our hand and seal A. D. 19 82

In Presence of

Marion Shover
Susan R. Lewis

Xenophon C. Wheeler
Irene B. Wheeler
L.S.
L.S.
L.S.
L.S.
L.S.

State of Vermont, } ss. At Richmond this
CHITTENDEN County } 29th day of January A. D. 1982

XENOPHON C. WHEELER and IRENE B. WHEELER

personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed. Before me Marion Shover

Notary Public (Title)

Vermont Property Transfer Tax 32 V.S.A. Chap. 231

ACKNOWLEDGMENT

Return Rec'd. Tax Paid-Board of Health Cert. Rec'd.- VI. Land Use & Development Plans Act Cert. Rec'd. Return No. 2023-2722