

Know all Men by These Presents:

That WE FREDERICK N. & SYLVIA E. PEET, husband and wife
TRUMAN S. & MARGARET W. POWELL husband and wife
 of Richmond in the County of Chittenden and State of Vermont Grantors,
 in the consideration of TEN AND MORE Dollars
 paid to our full satisfaction by LEON EDWARD WAGNER, JR. & CHARLTON BLOOD WAGNER

of Richmond in the County of Chittenden and State of Vermont Grantees,
 by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee,
LEON EDWARD WAGNER, JR. & CHARLTON BLOOD WAGNER Husband and wife as an estate by the entirety
 and their heirs and assigns forever, a certain piece of land in Richmond in the
 County of Chittenden and State of Vermont, described as follows, viz:

A lot of land located on the easterly side of the road running from Richmond to Jericho. Said lot has a frontage and uniform width of 250 feet and a uniform depth of 400 feet, and is bounded on the north by property owned by Louis Armstrong Barmore and Elsa Doolittle Barmore and on the east and south by property retained by the within grantors.

Also included herein is the right to the use of a spring located easterly from the lot herein conveyed, said spring right to be used by the within grantees and developed by them, with a right of way thereto for the construction and maintenance of a water line, the within grantors, reserving unto themselves the right to the use of said spring, if they so desire, together with the said grantees.

Being a portion of the premises conveyed to Frederick N. and Sylvia E. Peet by Warranty Deed of Truman S. and Margaret W. Powell dated March 28, 1963; of record in Vol. 25, page 166 land records Town of Richmond.

It is agreed by the within grantors that in the event they desire to sell any additional land which they may own within 200 feet of the within described lot that the within grantees shall have the first opportunity to purchase same.

It is a condition of this conveyance that the within described property shall be used solely for a single family dwelling house at a cost of not less than \$10,000 and that no trailer or temporary building or structure of any kind will be placed upon or permitted to remain on the lot.

Truman S. and Margaret W. Powell join in this deed to release their existing mortgage.

Reference is hereby made to the above mentioned deed, the records thereof, the references therein made, and their respective records and references in aid of this description.

On Have and to Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee,
LEON EDWARD WAGNER, JR. & CHARLTON BLOOD WAGNER husband and wife as an estate by the entirety
and their heirs and assigns, to their own use and behoof forever;
 and we the said Grantors, FREDERICK N. & SYLVIA E. PEET & TRUMAN S. & MARGARET W. POWELL
POWELL for ourselves
 and our heirs, executors and administrators, do covenant with the said Grantee,
LEON EDWARD WAGNER, JR. & CHARLTON BLOOD WAGNER

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 above stated
we the said grantors

hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever. except as above
 In Witness Whereof we hereunto set our hands and seals this 17th day of September A. D. 1965

IN PRESENCE OF

<u>Ruth L. Burnett</u>	}	<u>Frederick N. Peet</u>	(L.S.)
<u>Allan B. Burnett</u>		<u>Sylvia E. Peet</u>	(L.S.)
		<u>Truman S. Powell</u>	(L.S.)
		<u>Margaret W. Powell</u>	(L.S.)

State of Vermont } At Richmond this 17th day of September A. D. 1965
Chittenden County, ss. } FREDERICK N. & SYLVIA E. PEET
TRUMAN S. & MARGARET W. POWELL

personally appeared, and They acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

BEFORE ME Ruth L. Burnett Notary Public.

Richmond Town Clerk's Office September 20th A. D. 19 65, at 5 o'clock 05 minutes A. M.

Received for record a Deed, of which the foregoing is a true copy.

A True Record. Attest, Ruth L. Burnett Clerk.

I hereby certify that United States stamp to the amount of \$ 2.20 were affixed to the foregoing