

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS

That we, Erich Zeichner and Gabriella Zeichnerne, husband and wife, of Northfield, County of Washington and State of Vermont, Grantors, in consideration of Ten Dollars And Other Valuable Consideration paid to our full satisfaction by Lindsay H. Wheeler and David W. Wheeler, of Northfield, County of Washington and State of Vermont, Grantees, have Remised, Released, And Forever Quitclaimed unto the said Grantees, Lindsay H. Wheeler and David W. Wheeler, as joint tenants with the right of survivorship and their heirs and assigns, a certain right-of-way over and upon certain lands and premises located in Northfield, County of Washington and State of Vermont, described as follows, viz:

There is conveyed to the Grantees herein, Lindsay H. Wheeler and David W. Wheeler, their heirs and assigns, a perpetual right-of-way and easement (as measured from the center of the existing road) for ingress and egress only to certain lands and premises owned by the Grantees herein, which lands and premises were conveyed to the Grantees herein, and Sumner W. Wheeler and Ruth A. Wheeler (each of which are now deceased) by Quitclaim Deed of Sumner W. Wheeler and Ruth A. Wheeler dated February 5, 1987, and of record in Book 85, Page 555 of the Northfield Land Records.

Said right-of-way easement commences on the northerly side of Town Highway #8 right-of-way, so-called, and then proceeds in a northerly direction along the existing driveway of Grantors herein, thence continues along an existing logging road and terminates at the southerly boundary of the said lands of the Grantees herein, subject to the covenants, conditions and restrictions set forth herein below. Said right-of-way shall be in common with the Grantors, their heirs and assigns and shall be 30 feet wide measured from the centerline thereof. The costs and expenses of repair, maintenance and upkeep of that portion of the right-of-way which comprises the present driveway of Grantees herein, shall be in common with Grantees, their heirs and assigns. The said Grantees, their heirs and assigns, shall be solely responsible for all costs and expenses associated with repair, maintenance and upkeep with respect to the remaining portion of the right-of-way and easement conveyed hereby.

The easement and right-of-way conveyed hereby is subject to the following covenants, conditions and restrictions:

Grantors, their heirs and assigns, reserve the right to commence and/or continue logging operations on the lands and premises owned by them described below, and may use any portion of the right-of-way conveyed hereby in connection with said logging operations. At the termination of any such logging operations, Grantors, their heirs and assigns, shall not be responsible for clean-up, repair or restoration of the said right-of-way. Any repairs, restoration, maintenance or enhancement of said

right-of-way thereafter shall be at the sole expense of Grantees herein and their heirs and assigns. Any such enhancement, repair, maintenance or restoration of said right-of-way desired by Grantees herein, their heirs and assigns, shall not be conducted during any logging operations, but may be undertaken at the termination of said logging operations.

The lands and premises over and upon which the easement conveyed hereby passes was conveyed to the Grantors herein by Warranty Deed of Kurt E. Zschau and Tracy A. P. Zschau dated November 12, 1999, and of record in Book 125, Page 493 of the Northfield Land Records.

Reference is here made to said deed and its record and to all prior deeds and their respective records by which said property or any part of the same has been previously conveyed in aid of this description.

To Have And To Hold all right and title in and to the said quit-claimed premises, with the appurtenances thereof, to the said Grantees, Lindsay H. Wheeler and David W. Wheeler, joint tenants with the right of survivorship, and their heirs and assigns forever. And Furthermore, we, the said Grantors, Erich Zeichner and Gabriella Zeichnerne, for ourselves and our heirs and assigns do covenant with the said Grantees, Lindsay H. Wheeler and David W. Wheeler, and their heirs and assigns, that from and after the ensealing of these presents we, the said Grantors, Erich Zeichner and Gabriella Zeichnerne, will have and claim no right, in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 18th day of July, 2000.

IN PRESENCE OF:

Deborah Evans

Witness

Erich Zeichner

Erich Zeichner

Gabriella Zeichnerne

Gabriella Zeichnerne

STATE OF VERMONT
COUNTY OF WASHINGTON, SS.

At Northfield this 18th day of July, A.D.
2000.

Erich Zeichner and Gabriella Zeichnerne, husband and wife,

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

Before me:

Shirley A. Moore
Notary Public

My commission expires: February 10, 2003

NORTHFIELD TOWN CLERK'S OFFICE

Received For Recording

July 19th, 2000 at 9 o'clock 29 minutes AM

And recorded in Book 128 Page 44-45

Attest.

Kim Pomban

Assistant Town Clerk