

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT We, KURT E. ZSCHAU and TRACY A. P. ZSCHAU of the Town of Northfield, in the County of Washington, and State of Vermont, Grantors, in the consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, paid to our full satisfaction by ERICH ZEICHNER and GABRIELLA ZEICHNERNE, husband and wife, tenants by the entirety, of Waitsfield, in the County of Washington, and State of Vermont, Grantees, by these presents, do freely, **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, ERICH ZEICHNER and GABRIELLA ZEICHNERNE, husband and wife, tenants by the entirety and their heirs and assigns forever, a certain piece of land in the Town of Northfield, in the County of Washington, and State of Vermont, described as follows, viz:

Being all of the same land and premises conveyed to Kurt E. Zschau and Tracy A. P. Zschau by Warranty Deed dated November 20, 1998 from Joseph Jackson and Mary Ann Jackson and recorded November 20, 1998 in Book 121, Page 538-540 in the Town of Northfield, County of Washington, and State of Vermont Land Records.

It being part of the same lands and premises as were conveyed to Joseph Jackson and Mary Ann Jackson, husband and wife, by Warranty Deed of Rudolf Lambracht and Liselotte Lambracht, husband and wife, which deed is dated January 20, 1988, and recorded in Book 89 of the Land Records of the Town of Northfield, Vermont.

The lands and premises herein conveyed are particularly described as follows:

Beginning at a point, which point marks the boundary of the within conveyed premises and lands and lands and premises now or formerly of Tautfest, and which point is located on the northwesterly edge of Town Highway #8 at a point where it intersects with a stone wall;

Thence S 27° 59' W 877 feet +/- along the northerly right of way of Town Highway #8 to a point;

Thence N 35° 34' W 827 feet +/- to a point;

Thence N 80° 34' W 218 feet +/- to a point;

Thence N 35° 34' W 2025 feet +/- to a point which marks the GRANTORS' northwest property line;

Thence N 49° 20' E 742 feet +/- to a point;

Thence S 44° 49' E 609 feet /- to a point;

Thence S 28° 21' E 322 feet +/- to a point;

Thence S 40° 21' E 1776 feet +/- along a fence and then a stone wall to the point and place of beginning.

The above described land and premises are said to contain 55 acres more or less.

Subject to spring rights of record.

Reference is hereby made to the above mentioned deeds and records and all prior deeds and records for a more complete and particular description of the land and premises hereby conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, ERICH ZEICHNER and GABRIELLA ZEICHNERNE, husband and wife, tenants by the entirety and their heirs and assigns, to their own use and behoof forever;

And we, the said Grantors, KURT E. ZSCHAU AND TRACY A. P. ZSCHAU for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, and their heirs and assigns, that until the ensealing of these presents we are the sole owners 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 are hereby engaged to **warrant and defend** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 12 day of November, 1999.

In Presence of:

[Signature]
[Signature]

[Signature]
KURT E. ZSCHAU

[Signature]
TRACY A.P. ZSCHAU

STATE OF VERMONT)
COUNTY OF WASHINGTON)ss.

Berlin
12 day of November, 1999

At this 12 day of November, 1999, KURT E. ZSCHAU and TRACY A.P. ZSCHAU personally appeared and acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, [Signature]
Notary Public

ACKNOWLEDGEMENT
FEE RECEIVED (INCLUDING CERTIFICATES AND,
IF REQUIRED, ACT 250 DISCLOSURE STATEMENT)
AND TAX PAID.
SIGNED Kim Pombar Not CLERK
DATE 11/17/99