

Know all Men by these Presents

That I, RICHARD K. MESSER,

of Montpelier in the County of Washington
and State of Vermont Grantor, in the consideration of
-----Ten Dollars and Other Valuable Consideration----- Dollars
paid to my full satisfaction by

STANLEY PECK and DOROTHY PECK, husband and wife,

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

STANLEY PECK and DOROTHY PECK, husband and wife, as tenants by
the entirety,

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

Being part of the same land and premises conveyed to Richard K. Messer by warranty deed of Harry J. Palmer and Shirley C. Palmer dated August 30, 1947 and of record in book 19, page 27 of the Waitsfield Land Records. Said premises may be more particularly described as follows:

Beginning at a point, which point is marked by an iron pipe, and which point is located on the northerly side of Town Road #4 in the Town of Waitsfield, Vermont and which point is located at the intersection of the land and premises herein being conveyed, land and premises now or formerly owned by Gaylord, and said Town Road #4; thence north 37° 40' W 681.6 feet to an iron pipe; thence south 05° 15' E 573.6 feet to an iron pipe, which pipe is located on the northerly side of said Town Road #4; thence north 69° 39' E 378.5 feet along the northerly side of said Town Road #4 to the point and place of beginning.

The premises herein being conveyed are shown on a survey by John H. Roth dated July 1971 and entitled "R. Messer, Waitsfield, Vermont" and which survey is of record in the land records of the Town of Waitsfield. The parcel herein being conveyed is described in said survey as the "Messer East Plot Reserved".

No part of the above is the homestead of the grantor.

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.

Frederick Messer and Josette Messer join in this deed to convey a share in the well located on the premises now owned by them to Stanley Peck and Dorothy Peck, their heirs and assigns, as tenants by the entirety, together with the right to enter and repair the water line, pump and well, premises to be restored to as close to original condition as is practicable.

The share conveyed shall be sufficient for use for domestic purposes. Grantees, for themselves and their heirs and assigns, agree to make all necessary repairs to the water line. Grantors* and Grantees, for themselves, their heirs and assigns, agree to share equally the cost of repairs to the well; however, there shall be no obligation on either party to drill a new well if the existing well fails.

(*Frederick Messer and Josette Messer)

This grant shall be for a term of twenty-five (25) years only. The Grantees, their heirs and assigns, by accepting this deed, agree to pay as annual rent for these water rights, a fee of TWO HUNDRED (\$200.00) DOLLARS. Said fee shall be adjusted annually to take into consideration inflation as determined by the U. S. Department of Commerce.

29/187

To Have and to Hold the said granted premises, with all the privileges and appurtenances thereof, to the said Grantees:

STANLEY PECK and DOROTHY PECK, their heirs and assigns, to their own use and behoof forever; And I the said Grantor RICHARD K. MESSER,

executors and administrators, do for myself and my heirs, covenant with the said Grantees

STANLEY PECK and DOROTHY PECK, their

heirs and assigns, that until the ensembling of these presents I am 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; none

And I

hereby engage to Warrant And Defend the same against all lawful claims whatever,

In Witness Whereof, I hereunto set hand and seal this 30 day of ~~March~~ Apr. A. D. 19 76

In Presence of

Peter F. Young
Wayne D. [unclear]

Richard K. Messer
RICHARD K. MESSER

Fredrick Messer
FREDERICK MESSER

Josette M. Messer
JOSETTE MESSER

State Of Vermont,
County Washington } ss.

At *Waitsfield* Apr. this
30th day of ~~March~~ A. D. 1976

RICHARD K. MESSER

personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me

Peter F. Young
Notary Public

STATE OF VERMONT)
COUNTY OF WASHINGTON) ss

At Waitsfield this 30 day of April, 1976

FREDERICK MESSER and JOSETTE MESSER

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

Waitsfield Town Clerk's Office:
Received for record:
May 3, 1976 at 9:15 A.M.
attest: Helen Stafford
Assistant Clerk

Before me

Peter F. Young
Notary Public

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 339889
Signed Helen Stafford Clerk Ass't
5/3/76