

Know all Men by These Presents:

That we, Harry E. McCuen and Dorothy McCuen, husband and wife,

of Stowe in the County of Lamoille and State of Vermont Grantor,
in the consideration of one dollar and other good and valuable considerations ~~DEED~~
paid to our full satisfaction by Gerard J. Kirchner, a single man,of Stowe in the County of Lamoille and State of Vermont Grantee,
by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee
Gerard J. Kirchner,and his heirs and assigns forever, a certain piece of land in Stowe in the
County of Lamoille and State of Vermont, described as follows, viz:

Being a portion of the same land and premises conveyed by the warranty deed of Harry E. McCuen to Erma A. Towle, which deed is dated January 12, 1953 and of record in Book 50, Page 3 of the Stowe Land Records, further described as a portion of the same land and premises conveyed by the quit-claim deed of Erma A. Towle to Harry E. McCuen and Dorothy McCuen, which deed is dated January 12, 1953 and of record in Book 43, Pages 363 and 364 of the Stowe Land Records; and also a portion of the same land and premises conveyed by the warranty deed of Milton G. Moore and Helen R. Moore to Harry E. McCuen and Dorothy McCuen, which deed is dated April 15, 1944 and of record in Book 44, Page 105 of the Stowe Land Records; and further described as follows: Being approximately 75 acres of woodland, more or less, known as the McCuen sugar place, together with sugar house situate thereon, and situate on the northerly side of the so-called North Hollow Road and beginning at the edge of so-called North Hollow Road at the division line of the so-called McCuen and Martin Lang realty, and thence running along the northerly side of the so-called North Hollow Road a distance of 390 feet in a westerly direction toward the so-called McCuen house to an iron post placed in the ground; thence turning and running northwesterly, northerly and northeasterly along an irregular curved line of spotted and marked trees to an iron post placed in the ground at the edge of the so-called McCuen and Charles Churchill realty; thence turning and running easterly along the division line fence of the so-called McCuen and Charles Churchill realty to an iron post placed in the ground at the corner of the so-called Ingham, Churchill and McCuen properties; thence turning and running southerly along the division line of the so-called McCuen and Ingham property and then along the division line of the so-called McCuen and Martin Lang property, which line is completely fenced, to the point of beginning.

The westerly boundary herein referred to is a spotted and marked line of trees and said line has been fenced by a two-strand division fence, and the grantors herein and the grantee herein each assume and agree to maintain one-half of said division line fence.

Also including in this deed a right of way to and from the within described realty in common with others over and across a roadway now being used, sufficient for vehicular travel, and extending from the northerly side of the so-called North Hollow Road adjacent to Paul Magoon realty in a northerly and northeasterly direction to the within described realty.

This deed is to be taken as a bill of sale of approximately 1400 sap buckets, covers and spouts; King evaporator; sap storage tank; gathering tank; sled; syrup settling tank, together with some ~~the~~ ^{the} being all sugaring equipment and accessories situate on the so-

do hereby and in now said granted premises, with all the privileges and appurtenances thereto, to the said Grantee,
Gerard J. Kirchner, a single man.

And we his heirs and assigns, to their own use and behoof forever;
the said Grantors, Harry E. McCuen and Dorothy McCuen, husband and wife,
for ourselves

and our heirs, executors and administrators, do covenant with the said Grantee
Gerard J. Kirchner, his

heirs and assigns that until the unsealing 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 ~~are~~

herby engage to WARRANT AND DEFEND the same against all lawful claims whatever,
except as aforesaid.

In Witness Whereof, we hereunto set our hands and seal this 23rd day of May A. D. 1959.

IN PRESENCE OF

William M. Johnstone

Ruth J. Macintosh

Harry E. McCuen

Dorothy McCuen

(Seal)

(Seal)

I.S.

I.S.

I.S.

I.S.

State of Vermont } At Stowe this 23rd day of May A. D. 1959
County of Lamoille }

Harry E. McCuen and Dorothy McCuen

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

Before Me William M. Johnstone Notary Public

Stowe, Vermont Town Clerk's Office June 22nd A. D. 1959 at 8 o'clock 05 minutes A. M.

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

A True Record. Attest William M. Johnstone Town Clerk.

I hereby certify that United States stamp to the amount of \$ 2.20 were affixed to the foregoing
instrument and were duly canceled.

Attest William M. Johnstone Town Clerk.