

Know all Men by These Presents:

That We, Stanley B. Webster and Lois B. Webster, husband and wife,
of Georgia, in the County of Franklin and State of Vermont, Grantors,
in the consideration of ~~One or More~~ Dollars
paid to our full satisfaction by Town of Georgia, a municipal corporation, organized
and existing under the laws of the State of Vermont
of in the County of Franklin and State of Vermont, Grantee,
by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee,
ITS SUCCESSORS
and assigns forever, a certain piece of land in IN THE TOWN OF GEORGIA in the
County of FRANKLIN and State of Vermont, described as follows, viz:

A parcel of land, together with the buildings thereon, located on the westerly side of U.S.
Route No. 7 in that portion of the Town of Georgia known as Georgia Center, having a frontage on
said highway of eighty-nine (89) feet, a uniform width of eighty-nine (89) feet, and a un-
iform depth of ninety-four (94) feet measured from the westerly edge of the pavement of said U.
S. Route No. 7. The south line of the land herein conveyed is one hundred sixty-eight (168)
feet, eight (8) inches northerly of the north line of Ildah Warner.

Being a portion of the Land and premises conveyed to the grantors herein by Warranty deed of
Lyle F. Warner and Mae B. Warner dated June 6, 1973 and recorded in Book 35, Page 148 of the
Georgia Land Records.

To which deed, and to the deeds, records and references therein contained, refer in further
aid of this description.

It is an express condition as a part of the purchase price of this property that the same
shall not be used for any other purpose then as a site for the Georgia Historical Society.

It is further agreed by grantee that each and all of the restrictions contained herein shall
as between the parties hereto, their heirs, successors and assigns, be deemed to be construed as
express conditions subsequent, on each of which the conveyances are made. If grantee shall neglect
or fail to perform and to comply strictly with the several restrictions on his part, or any of
them, grantors and their successors, may at any time thereafter serve on grantee a notice in writ-
ing specifying the particular or particulars in which default or breach. Should grantee thereafter for a period of thirty
(30) days (time being of the essence of this provision) fail fully and entirely to remedy such
breach or default, then an notice in writing may be served on him by grantors., notifying him
that grantors elect that the title to the whole of the conveyed premises shall revert to grantors;
and thereupon the title to the whole of sch premises shall immediately and without the necessity
of any further action on the part of the grantors, revert to and revest in grantors, and grantee
shall lose and forfeit all of its rights, title, and interest in and to the whole of the conveyed
premises and to the improvement and fixtures thereon, and grantors shall have the right of re-
entry to the conveyed premises.

We and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee....
TOWN OF GEORGIA, ITS SUCCESSORS

We and assigns, to their own use and behoof forever;
and the said Grantor,
STANLEY B. WEBSTER AND LOIS B. WEBSTER for ourselves
and our heirs, executors and administrators, do covenant with the said Grantee,
TOWN OF GEORGIA, ITS SUCCESSORS

and assigns, that until the sealing of these presents we are the sole owner
of the premises, and ha good right and title to convey the same in manner aforesaid, that they are FREE FROM
EVERY ENCUMBRANCE.

we do hereby engage 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 26th. day of April A.D. 1976.

IN PRESENCE OF
Judith W. Greene /s/ Stanley B. Webster L. S.
/s/ Lois B. Webster L. S.
L. S.
L. S.

State of Vermont At Georgia this 26th. day of April A.D. 1976
Franklin County, ss. Stanley B. Webster and Lois B. Webster

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

BEFORE ME, /s/ Judith W. Greene Notary Public.
Town Clerk's Office, 4-26 A.D. 1976, at 2 o'clock P.M. minutes P.M.

Received for record a Deed, of which the foregoing is a true copy
A True Record, Attest, [Signature] Clerk

Vermont Property Transfer Tax Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd. Signed [Signature], Clerk
32 V.S.A. Chap. 231 Vt. Land Use & Development Plans Act Cert. Rec'd.
Date 4-26-76

ACKNOWLEDGMENT - Return No. 310127