

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that SCOTT E. FISHMAN, of Newtown, Pennsylvania, Grantor, in consideration of TEN AND MORE DOLLARS and other good and valuable consideration, paid to his satisfaction by CRNA, LLC, a limited liability company organized in accordance with the laws of Puerto Rico, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY, and CONFIRM unto the said Grantees, CRNA, LLC, and its successors and assigns forever, certain lands and premises in the Town of Stowe, County of Lamoille and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Scott E. Fishman and Cathy M. Fishman by Warranty Deed of Marie I. Evans dated December 22, 1999 and recorded in Book 394 Pages 281-282 of the Stowe Land Records. Further being all and the same lands and premises conveyed to Marie I. Evans by Warranty Deed of Cooper/ Lachtrupp Enterprises dated July 17, 1992 and recorded in Book 241 Pages 338-340 of the Stowe Land Records. Catherine M. Fishman (aka Cathy M. Fishman) conveyed all her right, title, and interest in and to said lands and premises to Scott E. Fishman by Quitclaim Deed dated June 16, 2004 and recorded in Book 573 Pages 224-225 of the Stowe Land Records.

Said lands and premises contain 2.59 acres, more or less, and are depicted as Lot No. 10 on a plan entitled "Stowe Club Boundary Plan," prepared by Trudell Consulting Engineers, Inc., dated April 28, 1985, revised February 16, 1988, and filed in Map Book 6 Page 112 of the Map Records of the Town of Stowe.

The lands and premises conveyed herein are subject to and have the benefit of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Stowe Club dated June 30, 1987 and recorded in Book 143 Pages 18-66 of the Stowe Land Records, as may be amended or supplemented from time to time; and State of Vermont Land Use Permits No. 5L0822/ 5L0822 (Revised) dated November 8, 1985 and recorded in Book 120 Pages 114-117, No. 5L0822/ 5L0822 (Revised)-1 dated March 5, 1986 and recorded in Book 120 Pages 420-423, Amendment No. 5L0822/ 5L0822 (Revised)-1A dated May 21, 1986, Amendment No. 5L0822/ 5L0822 (Revised)-2 dated November 25, 1986 and recorded in Book 129 Page 218, Amendment No. 5L0822/ 5L0822 (Revised)-2 dated July 8, 1987, and No. 5L0822/ 5L0822 (Revised)-2 dated November 17, 1987 and recorded in Book 152 Pages 315-317, and as they may be further amended from time to time.

This conveyance is made subject to and with the benefit of the rights and covenants referred to in the aforereferenced Deeds, and to any utility easements,

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spring rights, easements for ingress and egress and rights incident to each of the same as may appear of record, provided, however, that this paragraph shall not reinstate any such interest or encumbrance previously extinguished by the Marketable Record Title Act as set forth in Title 27 Vermont Statutes Annotated §§ 601-606 and any amendments thereto.

Reference is hereby made to the above-referenced deeds and the records thereof, to all references therein and the respective records thereof, all in further aid of this description.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, CRNA, LLC, and its successors and assigns, to their own use and behoof forever; and SCOTT E. FISHMAN, the said Grantor, for himself and his heirs, successors and assigns, does covenant with the said Grantee, CRNA, LLC, and its successors and assigns, that until the ensealing of these presents, he is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid; that they are free from every encumbrance except as aforesaid; and he hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF, the undersigned hereunto set their hands and seals this 1st day of March, 2013.

Scott E. Fishman by Elaine K. Nichols his attorney in fact
 SCOTT E. FISHMAN, by Elaine K. Nichols,
 his attorney in fact

STATE OF VERMONT
 COUNTY OF LAMOILLE, S.S.

At Stowe, in said County, this 1st day of March, 2013, personally appeared Elaine K. Nichols, attorney in fact for Scott E. Fishman, and she acknowledged this instrument by her subscribed to be her free act and deed and the free act and deed of Scott E. Fishman.

Before me, *Alison A. Kaiser*

Notary Public

My commission expires: 02-10-2015

TRANSFER RECEIVED 3-4-2013
 ALISON A. KAISER, TOWN CLERK, STOWE, VT

Stowe, Vt. Record Received
3-4-2013 at 2:11 PM
 Alison A. Kaiser, Town Clerk