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**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that we, BRIAN TURNER and ANDREA SAUM, of Boston, Massachusetts, Grantors, in consideration of TEN AND MORE DOLLARS and other good and valuable consideration, paid to our full satisfaction by YELLOW DOG REAL ESTATE, LLC, a Vermont Domestic Limited Liability Company with offices at Stowe, Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, YELLOW DOG REAL ESTATE, 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 Brian Turner and Andrea Saum by Warranty Deed of Michael J. Martini and Donna L. Martini, dated February 22, 2013, and recorded in Book 854, Pages 28-29 of the Town of Stowe Land Records. Also being the same lands and premises conveyed to Michael J. Martini and Donna L. Martini by Warranty Deed of William A. Kelk, Trustee To Reconvey, dated April 1, 1999, and recorded in Book 376, Page 78 of the Town of Stowe Land Records, and being more particularly described therein as follows:

"Being all and the same lands and premises conveyed to William A. Kelk, Trustee To Reconvey, by the Certificate of Non-Redemption and Judgment Order and Decree of Foreclosure issued by the Lamoille Superior Court in the matter entitled, William A. Kelk, Trustee To Reconvey Vs. Susan Hanlan Trustee of Waterfront Realty Trust and Timothy K. Sheehy, Trustee of Waterfront Realty Trust, Docket No. S0037-93LaCf. The Judgment Order and Decree of Foreclosure dated May 12, 1993 is recorded in Book 259, Pages 122-125 of the Town of Stowe Land Records. The Certificate of Non-Redemption dated March 30, 1994 is recorded in Book 278, Page 265 of the Town of Stowe Land Records.

Also being described as a lot of land with building thereon, being designated as Lot No. 14 as substantially shown on a plan of lots entitled, "Lot Land of First Area, Mansfield View Properties, Stowe Valley Section, James A. Jackson, Owner, Stowe, Vermont" which plan was made by Walter L. Urie, Consulting Engineer, Hardwick, Vermont, dated November 21, 1966, and is filed in Map File 9-J [Slide 84A] in the Stowe Town Clerk's office. Said lot is also described in a map entitled, "Mansfield View Properties, Stowe, Vermont," dated July 13, 1967, and filed in Map File 10-W [Slide 860A], together with all appurtenant rights of ways, springs rights, pipe line rights, easements, and protective covenants and restrictions."

Grantors hereby represent that the residence located on the property and its associated potable water supply and waste water systems were substantially

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completed before January 1, 2007 and are therefore exempt from the requirements of the Vermont Wastewater System and Potable Water Supply Rules. (§1-304(a)(1)(A)).

This conveyance is also made subject to and with the benefit of any utility easements, spring rights, easements for ingress and egress, and rights incident to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated.

Reference is hereby made to the above-referenced instruments, 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, **YELLOW DOG REAL ESTATE, LLC**, and its successors and assigns, to its own use and behoof forever; and we, **BRIAN TURNER** and **ANDREA SAUM**, the said Grantors, for ourselves and our heirs and assigns, do covenant with the said Grantee, **YELLOW DOG REAL ESTATE, LLC**, and its successors 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 hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever.

**IN WITNESS WHEREOF**, the undersigned hereunto set their hands and seals this 10 day of June, 2013.

  
BRIAN TURNER

  
ANDREA SAUM

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COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF SUFFOLK, SS

At Boston, in said County this 11 day of June, 2013, Brian Turner and Andrea Saum personally appeared, and they acknowledged this instrument by them sealed and subscribed to be their free act and deed.

Before me:

Jean M. Blair  
Notary Public

My commission expires:

4-25-2019

SEAL

TRANSFER RECEIVED 6-18-2013  
ALISON A. KAISER, TOWN CLERK, STOWE, VT

Stowe, VT. Records Received  
6-18-2013 at 4:05 PM  
Alison A. Kaiser, Town Clerk