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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, We LEO-PAUL RAMSPERGER and DENIS O'SULLIVAN, of Montreal, Province of Quebec, Canada, Grantors, in the consideration of TEN AND MORE Dollars paid to our full satisfaction by MARIA D. PORTER, of Saunderton, Bucks, England, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, MARIA D. PORTER, and her heirs and assigns, certain lands and premises in Stowe, in the County of Lamoille, and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Leo-Paul Ramsperger and Denis O'Sullivan by the Warranty Deed of William E. Thompson and Carol Thompson, dated June 30, 1992 and recorded in Stowe Land Records, Book 241, Page 019 and being further described as follows:

BEING apartment No. 3 in Building No. 1 in the Stonybrook Condominiums located on the western side of Town Highway No. 10, the Barrows Road, so-called, and so-designated in the Declaration establishing a plan of condominium ownership of certain lands and buildings in the Town of Stowe, dated December 11, 1979 and recorded in Stowe Land Records Book 93 pages 163-190. This Declaration and the accompanying By-Laws of the Condominium Owners Association have been amended several times, by Amended and Restated Declaration of Stonybrook Condominiums dated October 24, 1997 and recorded in Book 340, Page 135, First Amendment to Amended Declaration dated May 1, 1998 and recorded in Book 352, Page 190 both of the Stowe Land Records, Third Amendment to Amended and Restated Bylaws dated March 15, 1999 and recorded in Book 375, Page 32 of the Stowe Land Records, and Fourth Amendment to Amended and Restated Declaration dated March 15, 1999 and recorded at Book 375, Page 33 of the Stowe Land Records, which said Declarations and By-Laws and amendments thereto are incorporated herein by reference. Said Unit No. 3 Building No. 1 is accorded a .845217999 interest in the common lands and facilities appurtenant to said condominium development. Said original and amendments to said Declaration detail various easements, right of way, covenants, restrictions, and by-laws of the homeowners association affecting the subject premises, and are incorporated by reference herein.

This conveyance is made subject to and with the benefit of any easements, rights-of-way, as the same may appear of record, provided however that this paragraph shall not reinstate any such interests extinguished heretofore by provisions of the Vermont Marketable Record Title Act as set forth in title 27 Vermont Statutes Annotated §§601-606 and any amendments thereto.

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As a further aid in this description, reference is hereby made to the above mentioned Warranty Deed, Declaration and By-Laws and amendments thereto, Condominium Ownership Act of the State of Vermont and any amendments thereto, and to all other deeds and instruments of record in the Stowe Land Records as the same apply to and affect the lands and premises being conveyed herein.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, MARIA D. PORTER, and her heirs and assigns, to their own use and behoof forever;

and we, LEO-PAUL RAMSPERGER and DENIS O'SULLIVAN, the said Grantors, for ourselves and our heirs and assigns, do covenant with the said Grantee, MARIA D. PORTER, and her heirs and assigns, that until the ensembling 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 aforementioned and aforesaid.

And We, LEO-PAUL RAMSPERGER and DENIS O'SULLIVAN, Grantors, hereby engage to WARRANT and DEFEND the same against all lawful claims whatever, except as aforementioned and aforesaid.

IN WITNESS WHEREOF, LEO-PAUL RAMSPERGER and DENIS O'SULLIVAN, hereunto set their hands and seals this 28<sup>th</sup> day of May 1999.

Witnessed: [Signature]  
(Witness to both signatures)

Leo-Paul Ramsperger by his  
attorney-at-law

William A. Kelk  
LEO-PAUL RAMSPERGER by his  
Attorney in Fact William A.  
Kelk Paris O-Sullivan of his attorney-at-law

William A. Kelk  
DENIS O'SULLIVAN by his  
Attorney in Fact William A.  
Kelk

STATE OF VERMONT)  
LAMOILLE COUNTY )

At Stowe, VT. this 28<sup>th</sup> day of May 1999  
WILLIAM A. KELK ATTORNEY IN FACT FOR LEO-PAUL RAMSPERGER AND  
DENIS O'SULLIVAN

personally appeared and he acknowledged this instrument by him subscribed to be his free act and deed and the free act and deed of Leo-Paul Ramsperger and Denis O'Sullivan.

BEFORE ME: [Signature]

NOTARY PUBLIC

Commission expires 2/10/03

Stowe, Vt. Record Received  
MAY 28 1999 at 9:48 A.M.  
Marie N. Betterley, Town Clerk

MAY 28 1999  
TRANSFER TAX RECEIVED  
MARIE N. BETTERLEY, TOWN CLERK, STOWE, VT.