

**VERMONT WARRANTY DEED
SAVAGE POND TOWN HOME CONDOMINIUMS
CONDOMINIUM UNIT NO. 3**

KNOW ALL PERSONS BY THESE PRESENTS that Savage Pond Development, LLC, a Vermont limited liability company having its principal place of business in Stowe, Vermont (Grantor), in consideration of TEN AND MORE DOLLARS paid to its full satisfaction by Karen Dally Stahl, residing in Lincoln, Massachusetts (Grantee), by these presents, does hereby **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, Karen Dally Stahl, and her heirs, successors, and assigns forever, certain land, premises, and appurtenances thereto (the Premises) located in the Town of Stowe, County of Lamoille, and State of Vermont, described as follows, viz:

Being Condominium Unit No. 3 in Building No. 2 of the Savage Pond Town Home Condominiums, established pursuant to and described more particularly in the Declaration of Condominium for Savage Pond Town Home Condominiums including all Appendices thereto, dated October 20, 2003 and recorded in Book 541 at Pages 53-124 of the Stowe Land Records, as amended by the First Amendment to Declaration of Condominium for Savage Pond Town Home Condominiums dated February 13, 2004 and recorded in Book 556 at Pages 46-50 of the Stowe Land Records. Included with the conveyance of Unit No. 3 is its undivided percentage ownership interest in the Common Elements appurtenant to Unit No. 3, as set forth in Appendix D of the Declaration, as said percentage interest may be modified by amendment to the Declaration as provided therein.

The land upon which the Savage Pond Town Home Condominiums are located (the Condominium Property) is described in the Warranty Deed from Donald E. Sutton to the Grantor herein dated July 29, 2003 and recorded in Book 527 at Pages 25-27 of the Stowe Land Records. The Condominium Property is shown on the Site Plan for Savage Pond Town Home Condominiums entitled "Site Plan, Savage Pond Development, LLC, Savage Pond Town Home Condominiums Building No. 2 Units 3 + 4, Edson Hill Road, Stowe, Lamoille County, Vermont" dated February, 2004, prepared and certified on February 11, 2004 by Patricia S. Kules, Licensed Land Surveyor, Little River Survey Company, LLC, and filed in Map Book 14 at Page 80 of the Stowe Map Files. The perimeter boundaries of the parcel of land comprising the Condominium Property are depicted on the Site Plan. Reference is also made to the plan entitled "Donald E. Sutton Savage Pond Town Home Condominiums Charles C. Savage Jr. Edson Hill Road, Stowe, Lamoille County, Vermont" dated April, 2003, prepared by Patricia S. Kules, Licensed Land Surveyor, Little River Survey Company, LLC, and recorded in Map Book 13 at Page 123 of the Stowe Map

Files. For further particulars of description of the Condominium Property, reference may be had to Appendix A of the Declaration.

Unit No. 3 is depicted on the Floor Plans entitled "As-Built Floor Plan, Savage Pond Development, LLC, Savage Pond Town Home Condominiums Building No. 2 Units 3 & 4, Edson Hill Road, Stowe, Lamoille County, Vermont" Sheets 2,3, and 4 of 4 dated February, 2004, prepared and certified on February 11, 2004 by William M. Kules, Registered Professional Engineer, Little River Survey Company, LLC, and filed in Map Book 14 at Pages 81-83 of the Stowe Map Files.

This conveyance is made in conformance with the Vermont Common Interest Ownership Act as set forth in Chapter 17 of Title 27A Vermont Statutes Annotated and, more specifically this conveyance is made subject to and has the benefit of all covenants, conditions, restrictions, liens, easements, rights-of-way, reserved rights and authorities in favor of Grantor, and other provisions contained in the aforementioned Declaration of Condominium, all of which shall be binding upon and inure to the benefit of Grantee herein, and Grantee's heirs, successors, and assigns, and any tenants, occupants, or other persons holding an interest in the Premises, and Grantor and any successor or assign expressly designated by written instrument executed by Grantor and recorded in the Stowe Land Records.

For further particulars of description of the Premises, reference is hereby made to the aforementioned documents and plans and the references and descriptions contained therein as recorded in the Stowe Land Records.

TO HAVE AND TO HOLD said granted Premises, with all the privileges and appurtenances thereof, to the said Grantee, **Karen Dally Stahl**, and her heirs, successors, and assigns, to their own use and behoof forever.

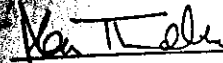
And the said Grantor, **Savage Pond Development, LLC**, and its successors and assigns, does covenant with the said Grantee, **Karen Dally Stahl**, and her heirs, successors, and assigns, that until the ensembling of these presents it is the sole owner of the Premises, that it has good right and title to convey the same in the manner aforesaid, and that the Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid.

And the said Grantor, **Savage Pond Development, LLC**, hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, Donald E. Sutton, as Member of Savage Pond Development, LLC, hereunto executes this instrument at Stowe, Vermont on this 13TH day of February, 2004.

Witnessed:

Savage Pond Development, LLC

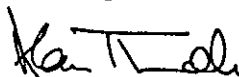


By:

Donald E. Sutton, Member
of Savage Pond Development, LLCSTATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Stowe, in said County, on this 13TH day of February, 2004, Donald E. Sutton, Member of Savage Pond Development, LLC, personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Savage Pond Development, LLC.

Before me



Notary Public

My commission expires: 2-10-07

TRANSFER TAX RECEIVED 02-18-2004
ALISON K. LEWIS, TOWN CLERK, STOWE, VT.Stowe, VT. Record Received
02-18-2004 at 11:00 A.M.
Alison K. Lewis, Town Clerk