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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I, Diana L. Grant, Grantor, of the Town of Stowe, County of Lamoille and State of Vermont, in consideration of One Dollar and other good and valuable consideration, paid to my full satisfaction by Lance Malinowski, of Fullerton, California, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said Grantee, Lance Malinowski, and his heirs and assigns forever, the following described land and premises located in the Town of Stowe, County of Lamoille and State of Vermont, described as follows:

Being all and the same land and premises as was conveyed to Diana L. Grant by the Warranty Deed of Jeffrey A. Saul and Christine Marie Saul dated June 26, 1995, and of record in Book 298 at Pages 298-299 of the Stowe Land Records; more particularly described therein as follows:

"Being all and the same premises as conveyed by Warranty Deed of Jean Grabowsky and Richard Grabowsky to Jeffrey A. Saul and Christine Marie Saul, dated July 30th, 1984 and recorded in the Town of Stowe Land Records at Book 112, Pages 444-445 and being further described therein as follows:

"Being all and the same lands and premises conveyed to Jean Grabowsky and Richard Grabowsky, as tenants in common, each to an undivided one-half interest, by Warranty Deed of Alfred Grabowsky and Catherine Grabowsky, dated September 9, 1975 and recorded in Book 77 at Pages 546-548 of the Stowe Land Records; and being more particularly described therein as follows:

"Being all and the same lands and premises conveyed Alfred Grabowsky and Catherine Grabowsky by the warranty deed of Walter Burton Slayton, Jr. and Velma Jean Slayton dated March 12, 1968 and of record in the Stowe Land Records Book 60 at Page 168 and being further described as a lot of land consisting of 2.8 acres, more or less, together with a house situate thereon.

"Also conveyed herein is a right of way to be used in common with others over and across a plot of land, to the within conveyed realty, extending from Vermont Route #100 twenty-four feet (24') in width in an easterly and southeasterly direction next to so-called Fearons property, which right of way is now laid out and is being used as a roadway.

"A surveyed and scaled drawing of the within conveyed realty was made by Urie & Morse, Consulting Engineers, Hardwick, Vermont entitled 'Portion of Property of Walter B. Slayton, Jr. and Velma Jean Slayton, Stowe, Vermont' dated June 29, 1967, Revised December 2, 1967, Project #269 and filed in Stowe Map Files 11-N.

"As a further aid to this description, reference is hereby made to the above-mentioned warranty deed, map plan and all other deeds and instruments of record."

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This conveyance is 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, Subchapter 7, Title 27, Vermont Statutes Annotated.

Any portion of the land and premises and easement conveyed by this deed that lies within any highway right of way is quitclaimed only.

Reference is made to the above-noted deeds and their records and to all former deeds and their records for a more particular description of the land and premises being conveyed herein.

By his acceptance of this deed, the Grantee acknowledges and agrees that ample opportunity has been provided for inspection of the premises, and the land, buildings and appurtenances are accepted AS IS, with any and all faults. Except for the warranties of title as set forth in this deed, no warranty is made, and none is to be implied, as to the physical condition of the premises conveyed in this deed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Lance Malinowski and his heirs and assigns, to their own use and behoof forever; And I, the said Grantor, Diana L. Grant, for myself and my heirs, executors and administrators, do covenant with the said Grantee, and his heirs and assigns, that until the ensembling of these presents I am the sole owner 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 I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 13th day of ~~September~~ October, 2006.

IN PRESENCE OF:

[Signature] [Signature] L.S.
Diana L. Grant

STATE OF VERMONT
LAMOILLE COUNTY, SS.

At Stowe, this 13th day of October, 2006, Diana L. Grant personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

My commission expires: 02/10/07

Before me:

[Signature]
Notary Public

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POLOW POLOW & MAHONEY
P.O. BOX 180, HYDE PARK, VERMONT 05658

Stowe, Vt. Record Received

OCT 17, 2006 at 12:07 P.M.
Alison A. Kaiser, Town Clerk