

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **Donald Duquette** and **Wendelyn Duquette**, of **Stowe**, in the County of **Lamoille**, and State of Vermont, Grantors, in consideration of —TEN AND MORE— Dollars paid to our full satisfaction by **109 South Main Street, LLC**, a Vermont Limited Liability Company with its principal place of business in **Stowe**, in the County of **Lamoille**, and State of Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the said Grantee, **109 South Main Street, LLC**, and its successors and assigns forever, a certain piece of land and premises thereupon in **Stowe**, in the County of **Lamoille**, and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Donald Duquette and Wendelyn Duquette by Warranty Deed of Mark E. Garon, dated November 13, 2007, and of record in Volume 697 at Pages 274-275 of the Town of Stowe Land Records and being further described as follows:

Being all and the same lands and premises conveyed to Mark E. Garon by the Warranty Deed of David H. Couch, dated September 25, 2000 and recorded in Stowe Land Records, Book 411, Page 050, and being further described therein as follows:

Being all and the same lands and premises conveyed to David H. Couch by Warranty Deed of Walter H. Zuber, Jr. and Lillian Zuber, dated October 24, 1973, and recorded in Book 74 at Pages 138-139 of the Stowe Land Records, and being further described as being all and the same lands and premises as was deeded to Walter H. Zuber, Jr. and Lillian Zuber by Warranty Deed of Raymond Lagrange and Deltha Lagrange, dated November 26, 1971, and recorded in Book 65 at Pages 558-559 of the Stowe Land Records. Said premises are conveyed subject to the rights of others in and to the common driveway between the premises conveyed herein and the property now or formerly of N.B. Johnson.

This conveyance is made subject to and with the benefit of any protective covenants, conditions and restrictions, utility easements, spring rights and water 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.

Reference is hereby made to the aforementioned instruments, the records thereof and the references therein contained, all in further aid of this description.

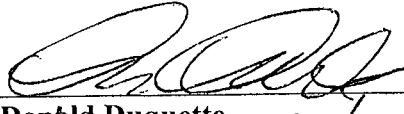
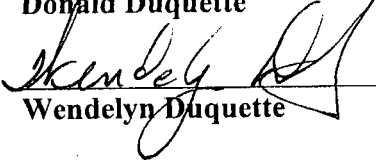
TO HAVE AND TO HOLD all the said granted premises, with all of the privileges and appurtenances thereof, to the said Grantee, **109 South Main Street, LLC**, and its successors

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and assigns, to their own use and behoof forever, and we, the said Grantors, **Donald Duquette** and **Wendelyn Duquette**, for ourselves, our heirs, and assigns, do covenant with the said Grantee, **109 South Main Street, 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 it is FREE FROM EVERY ENCUMBRANCE; except as aforesaid. We do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 2 day of January, 2015.

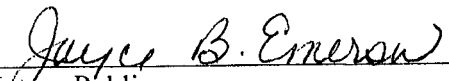
IN THE PRESENCE OF:


Donald Duquette

Wendelyn Duquette

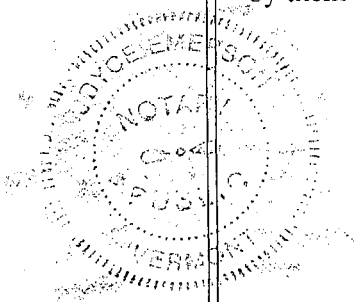
STATE OF VERMONT
COUNTY OF CHITTENDEN, SS

At South Burlington, in said County, on this 2nd day of January, 2015, personally appeared **Donald Duquette** and **Wendelyn Duquette** and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me,


Notary Public

Commission Expires: February 10, 2015



Stowe, Vt. Record Received
2/20/2015 at 3:15 PM
Alison A. Kaiser, Town Clerk

TRANSFER RECEIVED 2/20/2015
ALISON A. KAISER, TOWN CLERK, STOWE, VT