

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT, HEATHER PALMER and MARC PALMER, husband and wife, both of Stowe, Vermont, Grantors, in consideration to Ten and More Dollars paid to them by CREATIVE VENTURES, LLC, a Vermont Limited Liability Company having its principal place of business in Stowe, Vermont, Grantee, have remised, released, and forever quitclaimed unto the said Grantee, CREATIVE VENTURES, LLC, and its successors and assigns forever, all right and title which HEATHER PALMER and MARC PALMER or their heirs, successors and assigns have in, and to a certain piece of land in Stowe, in the County of Lamoille and State of Vermont, described as follows:

Being all of their right, title and interest in and to the same land and premises conveyed to Heather Palmer and Marc Palmer by Warranty Deed of Heather Palmer, Marc Palmer and Darrow Mansfield dated November 3, 2006 and recorded in Book 663, Page 221 of the Stowe Land Records, and the easement and right of way conveyed to Marc Palmer and Heather Palmer by the Quitclaim Deed of Darrow H. Mansfield dated May 22, 2007 and recorded in Book 682, Page 72 of the Stowe Land Records.

Said land and premises conveyed are shown as Lot 1A containing 9.7 acres of land and Lot 1B containing 5.1 acres of land on a plan entitled "Palmer & Manfield, Stowe, VT" dated October 2006 by Glenn Towne, Duxbury, Vermont and recorded in Map Book 16, Page 103 of the Stowe Land Records.

This conveyance is made subject to and with the benefit of easements, rights-of-way, conditions, restrictions, and other such interests 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 Sections 601-612 and any amendments thereto.

Reference is hereby made to the above-referenced deeds and plan, the references contained therein and the respective records thereof and the references contained therein, all in further aid of this description.

TO HAVE AND TO HOLD all their right title and interest in and to the said quitclaimed premises, with the appurtenances thereof, to the said Grantee, CREATIVE VENTURES, LLC, and its successors and assigns forever;

AND FURTHERMORE, the said Grantors, HEATHER PALMER and MARC PALMER, and their heirs, successors and assigns, do covenant with the said Grantee, CREATIVE VENTURES, LLC, and its successors and assigns, that from and after the ensealing of these presents HEATHER PALMER and MARC PALMER will have and claim no right, in, or to the said quitclaimed premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 31st day of July, 2007.

IN THE PRESENCE OF:

Rhonda L. Bennett
Witness as to Both

Heather Palmer
HEATHER PALMER

Marc G. Palmer
MARC PALMER

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Stowe in said County and State, this 31st day of July, 2007, personally appeared HEATHER PALMER and MARC PALMER, and they acknowledged this instrument, by them signed, to be their free act and deed;

Before me, Rhonda L. Bennett
Notary Public

Commission expires: 2/10/11

TRANSFER TAX RECEIVED 8-6-07
ALISON A. KAISER, TOWN CLERK, STOWE, VT.

Stowe, Vt. Record Received
8-6-07 at 8:30 AM
Alison A. Kaiser, Town Clerk

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, Darrow H. Mansfield, a resident of Stowe, Vermont (Grantor), in consideration of ONE AND MORE DOLLARS paid to my full satisfaction by Marc Palmer and Heather Palmer, husband and wife, residents of Stowe, Vermont (Grantees) do hereby REMISE, RELEASE, TRANSFER, AND FOREVER QUITCLAIM unto the said Grantees, Marc Palmer and Heather Palmer, husband and wife as tenants by the entirety, and their heirs and assigns forever, all right, title, and interest which I, the said Grantor, Darrow H. Mansfield, or my heirs and assigns, have in and to certain land, premises, and appurtenances thereto situated in the Town of Stowe, County of Lamoille and State of Vermont, described as follows, viz:

Being a portion of those lands and premises conveyed to Darrow H. Mansfield by Warranty Deed of Heather Palmer, Marc Palmer and Darrow H. Mansfield, dated November 3, 2006 and recorded at Volume 663, Page 217 of the Stowe Land Records; and being more particularly described therein as follows:

"An easement and right of way for the installation, use, maintenance, repair and replacement of a sewage disposal system on Lot 1A is also hereby conveyed for the benefit of Lot 2A shown as 'Sewage Disposal Area Lot 2A' on the Plan. The owner of Lot 2A shall solely be responsible for the installation, construction, maintenance repair and replacement of the sewage disposal system. The owner of Lot 2A shall replant and replace, in a manner satisfactory to the owners of Lot 1A, any surface areas which are disturbed in the installation, construction, maintenance, repair and replacement of the sewage disposal system. Said sewage disposal easement for the benefit of Lot 2A located on Lot 1A is further described as follows:

"Beginning at the intersection of the southerly edge of a fifty (50') foot wide right of way serving Lots 1A and 2A and the westerly edge of the right of way of Vermont Route 100;

"thence N 62° 32' 15" W 90 feet along said southerly edge to a point;

"thence S 27° 27' 45" W 110 feet to a point;

"thence S 62° 32' 15" E 90 feet to a point in the edge of Route 100;

"thence N 27° 27' 45" E 100 feet along said edge to the beginning.

"A twenty-five (25') foot wide easement is hereby conveyed for the benefit of Lot 2A for the installation, use, maintenance, repair and replacement of a sewer line from Lot 2A over Lot 1A to the above

described disposal area. The centerline of the sewer line as installed shall constitute the centerline of the twenty-five (25') foot wide easement."

This is the first of two deeds by and between the herein Grantor and the herein Grantees. The sole purpose of this deed is to release and relinquish the hereinabove described sewage disposal and sewer line easements. The second deed is from the herein Grantees to the herein Grantor, the purpose of which is to establish a community wastewater disposal system serving both Grantor's lands (Lot 2A) and Grantees' lands (Lot 1A).

TO HAVE AND TO HOLD all right, title, and interest which I, the said Grantor, Darrow H. Mansfield, have in and to said quitclaimed Premises, with the appurtenances thereof, to the said Grantees, Marc Palmer and Heather Palmer, husband and wife as tenants by the entirety, and their heirs and assigns forever.

AND FURTHERMORE, I, the said Grantor, Darrow H. Mansfield, do for myself and my heirs, executors and administrators, covenant with the said Grantees, Marc Palmer and Heather Palmer, and their heirs and assigns, that from and after the ensembling of these presents I will have and claim no right, title, or interest in or to the said quitclaimed land and premises other than as provided in this conveyance.

Dated at Stowe, Vermont on this 22 day of May, 2007.

Witnessed:

George R. Mc

Darrow H. Mansfield
Darrow H. Mansfield

STATE OF VERMONT
COUNTY OF LAMOILLE

At Stowe, in said County, on this 22nd day of May, 2007, Darrow H. Mansfield personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me

George R. Mc
Notary Public

My commission expires: 2/10/11

1 REALTOR DEEDS Form 100 - OC Deed.doc

Stowe, Vt. Record Received
MAY 28 2007 at 2:35 P M
Alison A. Kaiser, Town Clerk

TRANSFER TAX RECEIVED MAY 29, 2007
ALISON A. KAISER, TOWN CLERK, STOWE, VT.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, HEATHER PALMER and MARC PALMER of Stowe, Vermont and DARROW H. MANSFIELD of Stowe Vermont (the "Grantors"), in consideration to Ten and More Dollars paid to them by HEATHER PALMER and MARC PALMER, husband and wife, both of Stowe, Vermont (the "Grantees"), by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, HEATHER PALMER and MARC PALMER, husband and wife, as tenants by the entirety, and their heirs, successors and assigns forever, certain land and premises in Stowe, in the County of Lamoille and State of Vermont, described as follows:

Being a portion of all and the same land and premises conveyed to Heather and Marc Palmer, as tenants in common as to an undivided sixty percent (60%) interest and Darrow H. Mansfield, as an individual tenant in common as to an undivided forty percent (40%) interest, by the Warranty Deed of Willard T. Jackson dated June 29, 2006 and recorded in Book 651, Page 186 of the Stowe Land Records.

Said land and premises conveyed herein are shown as Lot 1A containing 9.7 acres of land and Lot 1B containing 5.1 acres of land, on a plan entitled "Palmer & Mansfield, Stowe, VT" dated October 2006 by Glenn Towne, Duxbury, Vermont recorded in Map Book 16, Page 103 of the Stowe Land Records (the "Plan").

A fifty-foot (50') wide right of way is hereby conveyed and reserved for foot and vehicular access over Lot 1A and Lot 2A to and from Vermont Route 100 to Lot 1A and Lot 2A. Said right of way is shown as "50' ROW LOTS 1A & 2A" on the Plan. The owner of Lot 1A shall be responsible for 40% and the owner of Lot 2A shall be responsible for 60% of the costs of construction, maintenance and repair of the shared portion of any driveway located within the right of way.

Lot 1A is conveyed subject to an easement and right of way for the installation, use, maintenance, repair and replacement of a sewage disposal system for the benefit of Lot 2A shown as "Sewage Disposal Area Lot 2A" on the Plan. The owner of Lot 2A shall solely be responsible for the installation, construction, maintenance repair and replacement of the sewage disposal system. The owner of Lot 2A shall replant and replace, in a manner satisfactory to the owners of Lot 1A, any surface areas which are disturbed in the installation, construction, maintenance, repair and replacement of the sewage disposal system. Said sewage disposal easement for the benefit of Lot 2A located on Lot 1A is further described as follows:

Beginning at the intersection of the southerly edge of a fifty (50') foot wide right of way serving Lots 1A and 2A and the westerly edge of the right of way of Vermont Route 100;

thence N 62°32'15" W 90 feet along said southerly edge to a point;

thence S 27°27'45" W 110 feet to a point;

thence S 62°32'15" E 90 feet to a point in the edge of Route 100;

thence N 27°27'45" E 110 feet along said edge to the beginning.

Lot 1A is conveyed subject to a twenty-five (25') foot wide easement for the installation, use, maintenance, repair and replacement of a sewer line from Lot 2A over Lot 1A to the above described disposal area. The centerline of the sewer line as installed shall constitute the centerline of the twenty-five (25') foot wide easement.

A twenty-five (25') foot easement for the installation, use, maintenance, repair and replacement of a waterline is hereby conveyed to the owner of Lot 1A over Lot 2A as shown on the Plan. The owners of Lot 1A shall be responsible for 40% and the owners of Lot 2A shall be responsible for 60% of the costs associated with the installation, use, maintenance, repair and replacement of that portion of the waterline used in common by the owners of Lot 1A and Lot 2A. Lot 1A shall be responsible for the cost associated with the installation, use, maintenance, repair and replacement of that portion of the waterline that benefits Lot 1A only. All disturbed surface areas shall be restored in a manner satisfactory to the owner of Lot 1A. The centerline of the twenty-five (25') foot wide waterline easement over Lot 2A for the benefit of Lot 1A is further described as follows:

Beginning at a point in the center line of Vermont Route 100 30 feet southwesterly of the northeast corner of Lot 2A;

thence N 62°30' W 33 feet to a point;

thence S 27°30' W 100 feet to a point;

thence N 62°30' W 50 feet to a point;

thence S 64°30' W 45 feet to a point;

thence N 27°30' W 25 feet to a point in the northerly line of Lot 1A.

The land and premises conveyed herein are subject to the terms and conditions of State of Vermont Wastewater System and Potable Water Supply Permit No. WW-5-3876 dated October 2, 2006 and recorded in Book 660, Page 39 of the Stowe Land Records, and any amendments thereto.

Notice of Permit Requirements. In order to comply with applicable state rules concerning potable water supplies and wastewater disposal systems, a person shall not construct or erect any structure or building on the lots of land described in this deed if the useful occupancy of that structure or building will require the installation or connection to a potable water supply or wastewater disposal system, without first complying with the applicable rules and, if necessary, obtaining the required permit. Any person who owns this property acknowledges that these lots may not be able to meet state standards for a potable water supply or wastewater disposal system and therefore these lots may not be able to be improved.

Reference is hereby made to the above-referenced deed, Plan and instruments, the references contained therein, and the respective records and references thereof, all in further aid of this description.

This conveyance is made subject to and with the benefit of any utility easements, spring rights and water rights, easements for ingress and egress and rights incident to each of the same, as may appear of record; provided, however, that this paragraph shall not reinstate any such interest extinguished heretofore by provisions of the Vermont Marketable Record Title Act as set forth in Title 27 Vermont Statutes Annotated §§601-612 and any amendments thereto.

This conveyance is made without consideration and is one of two deeds of even date executed for the purpose of partitioning those lands and premises conveyed to Heather and Marc Palmer, as tenants in common as to an undivided sixty percent (60%) interest and Darrow H. Mansfield, as an individual tenant in common as to an undivided forty percent (40%) interest, by the Warranty Deed of Willard T. Jackson dated June 29, 2006 and recorded in Book 651, Page 186 of the Stowe Land Records.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, HEATHER PALMER and MARC PALMER, and their heirs, successors and assigns, to their own use and behoof forever; and the said Grantors, and their heirs, successors and assigns, do covenant with the said Grantees, HEATHER PALMER and MARC PALMER, and their heirs, successors and assigns, that until the ensealing of these presents the Grantors 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 the Grantors hereby engage to WARRANT and DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, the undersigned hereunto set their hands and seals this 3rd day of November, 2006.

IN THE PRESENCE OF,

Paula H. Newin
Witness as Both

Heather Palmer
HEATHER PALMER

Paula H. Newin
Witness

Marc S. Palmer
MARC PALMER
Darrow H. Mansfield
DARROW H. MANSFIELD

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Stowe, in said County and State, this 6th day of November, 2006, personally appeared Heather Palmer and Marc Palmer, and they acknowledged this instrument, by them signed and sealed, to be their free act and deed.

Before me, Paula H. Newin

Notary Public

My commission expires: 2-10-07

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Stowe, in said County and State, this 3rd day of November, 2006, personally appeared Darrow H. Mansfield, and he acknowledged this instrument, by him signed and sealed, to be his free act and deed;

Before me, George K. Stearns

Notary Public

My commission expires: 2-10-07

TRANSFER TAX RECEIVED NOV 06 2006
ALISON A. KAISER, TOWN CLERK, STOWE, VT.

Stowe, Vt. Record Received
NOV 06 2006 at 10:17 A.M.
Alison A. Kaiser, Town Clerk