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WARRANTY DEED

KNOW EVERYONE BY THESE PRESENTS that I, Claire M. Johnston, of Gwynedd Valley, Pennsylvania (Grantor), in consideration of TEN AND MORE DOLLARS paid to her full satisfaction by Davison Davis and Maura D. Davis, husband and wife, both of Peru, Vermont (Grantees), by these presents do freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the said Grantees, Davison Davis and Maura D. Davis, husband and wife, as tenants by the entirety, and their heirs and assigns forever, certain lands, premises, and appurtenances thereto (the "Premises") located in the Town of Stowe, Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Charles Johnston (now deceased) and Claire R. Johnston, husband and wife as tenants by the entirety, by Warranty Deed of Steven N. Riley and Cathy A. Riley dated December 15, 1987 and recorded in Book 154, Page 75 of the Stowe Land Records, subsequent to which a deed was conveyed to correct the names of the grantees to Charles H. Johnston, III and Claire M. Johnston by Warranty Deed of Steven N. Riley and Cathy A. Riley dated December 15, 1987 recorded in Book 160, Page 237 of the Stowe Land Records.

Being further described as all the same land and premises conveyed to Steven N. Riley and Cathy A. Riley by Warranty Deed of Curtis S. Adams dated April 18, 1986 and recorded in Book 122, Page 281 of the Stowe Land Records.

Being more particularly described as Lot #4, Shaw Hill, Skinner Subdivision, containing 3.99 acres more or less, and having an address of 566 Shaw Hill Road, in the Town of Stowe, Vermont.

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

TO HAVE AND TO HOLD said granted Premises, with all the privileges and appurtenances thereof, to the said Grantees, Davison Davis and Maura D. Davis, husband and wife, as tenants by the entirety, and their heirs, executors and assigns, to their own use and behoof forever.

And I, the said Grantor, Claire M. Johnston, for myself, my heirs, executors and assigns, do covenant with the said Grantees, Davison Davis and Maura D. Davis, and their heirs and assigns, that until the ensealing of these presents I am the sole owner of the Premises, that I have 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 I, the said Grantor, Claire M. Johnston, hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as aforesaid.

Dison & Associates, PLC

P.O. Box 1019
188 South Main St.
Stowe, Vermont 05672

802 - 253 - 7810

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Dated at Stowe, Vermont on this 1st day of February, 2013.

In the presence of:

Wendy B. Bodecker
Witness

Claire M. Johnston
By Rebecca G. Olson, Esq.
Claire M. Johnston, by Rebecca G. Olson, Esq.,
her attorney in fact.

STATE OF VERMONT)
COUNTY OF LAMOILLE, SS.)

At Stowe, in said County, on this 1st day of February, 2013, personally appeared Rebecca G. Olson, Esq., attorney in fact for Claire M. Johnston and she acknowledged this instrument by her sealed and subscribed, to be her free act and deed and the free act and deed of Claire M. Johnston.

Before me, Wendy B. Bodecker
Notary Public
My commission expires: 2/10/2015

Stowe, Vt. Record Received
2.5.2013 at 2:13 P.M
Alison A. Kaiser, Town Clerk

TRANSFER RECEIVED 2.5.2013
ALISON A. KAISER, TOWN CLERK, STOWE, VT