

## Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS that 1026 WEEKS HILL, LLC, a Vermont Limited Liability Company, with its principal place of business in Stowe, County of Lamoille, State of Vermont, Grantor, in consideration of One and More Dollars paid to its full satisfaction by MICHAEL MACCONNELL and COURTNEY FRENCH, of N. Darian, State of Connecticut, Grantees, by these present do freely GIVE, GRANT, SELL AND CONFIRM unto the said Grantees, MICHAEL MACCONNELL and COURTNEY FRENCH, husband and wife as tenants by the entirety, and their heirs and assigns forever, certain lands and premises in the Town of Stowe, county of Lamoille and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to 1026 Weeks Hill, LLC by the Warranty Deed of Daniel J. Donza, dated May 17, 2000 and recorded in Stowe Land Records, Book 404, Page 033-035 and being further described as follows:

Being all and the same land and premises conveyed to Daniel J. Donza by the Warranty Deed of Mark Streuli dated May 30, 1980 and recorded in Book 94 Pages 584-586 of the Stowe Land Records; and being more particularly described therein as follows:

"Being all and the same land and premises conveyed to Mark Streuli by the Warranty Deed of Earl Mayo, Jr., Judith Mayo, Cecil E. Mayo and Carolyn H. Mayo, dated February 29, 1980 and recorded in Book 94, Pages 445-446 of the Stowe Land Records; and more particularly described therein as follows:

'Being a portion of all and the same land and premises conveyed to Earl Mayo, Jr. and Cecil E. Mayo by Decree of distribution in the Estate of Earl C. Mayo dated October 2, 1969, of record in Book 46, Pages 130-132, Stowe Land Records.

'Also a portion of the same land and premises conveyed by quit-Claim Deed of F. Nita Ellis to Cecil E. Mayo and Earl C. Mayo, Jr. dated August 3, 1970, recorded in Book 56, Pages 443-444, Stowe Land Records, and a portion of the same land and premises conveyed by Quit-Claim Deed of F. Nita Ellis to Cecil E. Mayo and Earl C. Mayo, Jr. dated December 1, 1970, of record in Book 56, Pages 484-485, Stowe Land Records, and more particularly described as follows:

\*Starting at a 5/8 inch steel rod set in the ground on the edge of the easterly limits of Town Highway No. 23 on the common boundary of property now or formerly owned by Francis and Mary Cain and property of the within grantors; thence in a northerly direction along the easterly side line of Town Highway No. 23, 585 feet +/- to an iron pin set in the ground in the easterly limits of said highway (also meaning to convey by Quit-Claim only the land lying between the afore-said mentioned course and the center line of Town Highway No. 23); thence S 79° 44' 55" E 453.68 feet +/- to a bolt set in a ledge in the centerline of a brook; thence in a southwesterly and southerly direction along the centerline of Bloody Brook passing through four bolts set in the centerline of said brook a distance of 616 feet +/- to a bolt found in a ledge in the centerline of the brook (the tie line for the last course is S 24° 51' 46" W 511.26 feet +/-); thence S 68° 29' 41" W 83.66 feet +/- to a one-inch pipe found; thence S 86° 07' 16" W 141.61 feet +/- to a 5/8 inch steel rod set in the ground and point of beginning.



\*Meaning hereby to convey 3.10 acres, be the same more or less.

\*For aid in description, see survey map entitled "Map of Survey Showing Land in Stowe, Vt. Being Conveyed from Earl, Jr. and Cecil Mayo to Mark Streuli, dated Nov. 1979" by Russell Deming, L.S. 462, Designated Lot 3 thereon.

\*Refer to the above deeds, records thereof and references therein for particulars of description.

\*The within conveyed land and premises shall be subject to the following covenants which shall run with the land and be binding upon the within Grantee, his heirs and assigns:

1. No trailers of mobile homes shall be allowed on the within conveyed land and premises.
2. There shall be no subdivision of the within conveyed land and premises.
3. The within conveyed land and premises shall not be used for commercial purposes."

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, Chapter 5, Subchapter 7 of title 27, Vermont Statutes annotated."

As a further aid in this description, reference is hereby made to the above mentioned Warranty Deeds, quit claim deeds, survey and to all other deeds and instruments of record in the Stowe Land Records as the same apply to and affect the lands and premises being conveyed herein.

TO HAVE AND TO HOLD all the granted premises, together with all the privileges and appurtenances thereof, to the said GRANTEES, MICHAEL MACCONNELL and COURTNEY FRENCH, husband and wife as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and the said GRANTOR, 1026 WEEKS HILL, LLC, for itself and its successors, heirs and assigns, do covenant with the said GRANTEES, MICHAEL MACCONNELL and COURTNEY FRENCH, and their heirs and assigns, that until the ensealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in the manner aforesaid, that they are free from every encumbrance;

And it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatsoever,

IN WITNESS WHEREOF, 1026 WEEKS HILL, LLC, hereunto set its hand and seal this 22<sup>nd</sup> day of July 2004.

IN THE PRESENCE OF:

1026 WEEKS HILL, LLC

Maureen  
(witness to both signatures)

BY:

George A. Abad, Jr.  
George Abad, Jr., Trustee of the of the George A. Abad  
and Irene Abad Irrevocable Trust I UAD, Member



BY: [Signature]  
Jonathan Abad, Trustee of the George A. Abad and  
Irene Abad Irrevocable Trust I UAD, Member

STATE OF New Jersey  
Bergen COUNTY )

At 22 day of July this  
2004

George Abad, Jr., Trustee of the George A. Abad Irrevocable Trust I UAD, Member of the 1026  
Weeks Hill, LLC, and Jonathan Abad, Trustee of the George A. Abad and Irene Abad Irrevoca-  
ble Trust I UAD, Member of the 1026 Weeks Hill, LLC

Personally appeared and they acknowledged this instrument by them subscribed to be their free  
act and deed and the free act and deed of 1026 Weeks Hill, LLC.

BEFORE ME: [Signature]  
Notary Public

CAROLE A. TIRELLA  
A Notary Public of New Jersey  
My Commission Expires 03-20-06

TRANSFER TAX RECEIVED SEP 17, 2004  
ALISON A. KAISER, TOWN CLERK, STOWE, VT.

Stowe, Vt. Record Received  
SEP 17, 2004 at 2:28 P.M.  
Alison A. Kaiser, Town Clerk