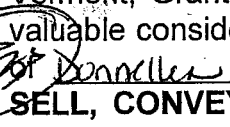


WARRANTY DEED

 **KNOW ALL MEN BY THESE PRESENTS**, that I, **Brian A. Benoit**, of Stowe, Vermont, Grantor, in consideration of TEN AND MORE DOLLARS and other good and valuable consideration, paid to his full satisfaction by **Norman Straub and Paula Straub**, Florida, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY, and CONFIRM** unto the said Grantees, **Norman Straub and Paula Straub**, husband and wife, as tenants by the entirety, and their heirs and assigns forever, certain lands and premises in the Town of Morristown, County of Lamoille and State of Vermont, described as follows, viz:

Being a portion of all and the same lands and premises conveyed to Brian A. Benoit by Warranty Deed of H.A. Manosh, Inc., dated September 22, 2004, and recorded in Book 134 Pages 494-495 of the Town of Morristown Land Records.

Being Condominium Unit A of 54 Foss Street Condominiums established pursuant to the Declaration of 54 Foss Street Condominium dated August 24, 2005, and recorded in Book _____ Pages _____ of the Morristown Land Records. Included herein is the undivided interest in the common areas and limited common areas and facilities appertaining to the lands and premises conveyed herein, as set forth and described more particularly in the aforementioned Declaration.

Said lands and premises have the benefit of and are subject to the following:

(a) "Jersey Heights Subdivision, Theodore Barnett, Protective Covenants," recorded in Book 96 Pages 347-348 and Book 101 Pages 104-105, both of the Morristown Land Records;

(b) State of Vermont Land Use Permits No. 5L0877 dated December 9, 1986; No. 5L0877-A dated November 15, 1991; No. 5L0877-B dated December 6, 1991; 5L0877-5 dated August 4, 2004; and 5L0877-5A dated December 17, 2004;

(c) State of Vermont Discharge Permit No. 1-1050 dated November 12, 1991 and recorded in Book 101 Page 113 of the Morristown Land Records;

(d) State of Vermont Wastewater System and Potable Water Supply Permits No. WW-5-2773 dated July 8, 2004 and recorded in Book 133 Page 835 of the Morristown Land Records; and No. WW-5-2773-1 dated December 14, 2004 and recorded in Book 135 Page 440 of the Morristown Land Records.

Reference is made to the as-built lot plan entitled "54 Foss Street Condominium As Built Plan," prepared by Glenn Towne, dated August 2005 and filed in Map Slide ____ of the Morristown Map Files.

Reference is made to the as-built floor plans certified by Dean E. Walker, Professional Engineer, on August 11, 2005 and filed in Book ____ Pages ____ of the Morristown Land Records.

This conveyance is made subject to the provisions of the Condominium Ownership Act of the State of Vermont, 27 V.S.A. Section 1301 et seq., and any amendments thereto, and to the conditions, restrictions, easements, covenants and agreements set forth in said Declaration, and any amendments thereto.

This conveyance is made subject to and with the benefit of any spring 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 Sections 601-606 and any amendments thereto.

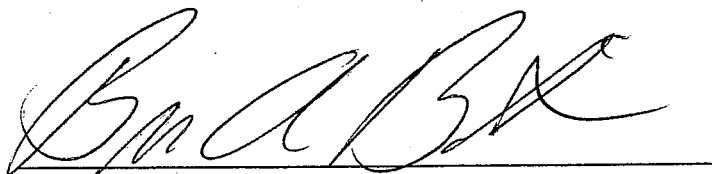
TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **Norman Straub and Paula Straub**, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and I, **Brian A. Benoit**, the said Grantor, for myself and my heirs, successors and assigns, do covenant with the said Grantees, **Norman Straub and Paula Straub**, and their heirs and assigns, that until the ensealing 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.

IN WITNESS WHEREOF, we the undersigned hereunto set our hands and seals this 2th day of August, 2005.

IN THE PRESENCE OF:



Witness signature



Brian A. Benoit

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Stowe, in said County this 26th day of August, 2005, personally appeared Brian A. Benoit, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me, Maureen K. Nichols
Notary Public

My commission expires: 2/10/07