

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, WALTER F. SCHRANK, of Morristown, Vermont, Grantor, in the consideration of One and More Dollars, paid to my full satisfaction by KYLE R. WALKER and JORDICE B. COREY, of Stowe, Vermont, Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, KYLE R. WALKER and JORDICE B. COREY, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Morristown, in the County of Lamoille, and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Walter F. Schrank and Louise A. Schrank by Warranty Deed of Robert Houle and Laurel Houle, dated November 6, 1998 and recorded in Book 114, Pages 571-572 of the Town of Morristown Land Records. Louise A. Schrank is now deceased.

Being described as a parcel of land with dwelling house and other improvements located thereon and situated at 129 Allan Ridge Lane, Morristown, Vermont; being further described as Lot #3B, Sugar House Ridge, consisting of 3.69 acres, more or less, as shown on a plan by Robert W. Frey, Registered Land Surveyor, entitled "Gary Smith's Sugar House Ridge Subdivision, Morristown, Vermont," dated April, 1988, and recorded in Map Book 2 at Pages 58A, 58B and 58C of the Morristown Land Records.

The herein conveyed land and premises are subject to and/or benefitted by the following:

1. Two rights-of-way as set forth in the Quit Claim Deed from Allan K. Lawrence to Gary F. Smith, dated May 12, 1989 and recorded in Book 94, Pages 1-3 of the Town of Morristown Land Records.

2. Septic easement as conveyed to Robert Houle and Laurel Houle by Warranty Deed of Gary F. Smith, dated May 16, 1996 and recorded in Book 109, Pages 513-514 of the Town of Morristown Land Records.

3. The following restrictions noted in the Warranty Deed from Gary F. Smith to Robert Houle and Laurel Houle and are more particularly described in the July 15, 1991 deed as follows:

"1. No barking dogs or other noise making animals shall be tolerated at any time.

2. All animals shall be fenced or leashed at all times that they are outside so as to preserve the harmony of the area and to protect the wildlife that lives here."

4. Protective covenants of Gary F. Smith's "Sugar House Ridge", Morristown, Vermont, dated April 4, 1988 and recorded in Book 92, Pages 89-92 of the Town of Morristown Land Records. The covenants shall be binding upon the Grantees and their heirs, successors and assigns, and shall run with the land.

5. State of Vermont Land Use Permit 5L0965 dated February 29, 1988 and recorded in Book 84, Pages 673-674 of the Town of Morristown Land Records.

6. Any waste disposal permits issued by the Town of Morristown, including, but not limited to, the waste disposal permit approved on Jun 11, 1988.

7. Terms and conditions of Subdivision Permit #EC-5-1698 which shall be binding upon the Grantees and their heirs, successors and assigns, and shall run with the land.

8. Utility easement as set forth in the Quitclaim Deed from Gary F. Smith to Allan K. Lawrence, dated December 7, 1990 and recorded in Book 94, Pages 649-650 of the Town of Morristown Land Records.

9. Utility limitations as stated in the Warranty Deed from Gary F. Smith to Robert Houle and Laurel Houle, dated July 15, 1991 and recorded in Book 98, Pages 184-186 of the Town of Morristown Land Records

10. Easement and right-of-way for access and for utilities as conveyed in the easement deed from Robert Houle and Laurel Houle to Gary F. Smith and Lorena Smith, dated August 11, 1992 and recorded in Book 101, Pages 297-298 of the Town of Morristown Land Records.

11. Right-of-way, utility easement and sewage easement as more particularly described in the Warranty Deed from Gary F. Smith to Robert Houle and Laurel Houle, dated July 15, 1991 and recorded in Book 98, Pages 184-186 of the Town of Morristown Land Records.

12. The Sugarhouse Ridge Subdivision, as a whole, is subject to and benefitted by a 50 foot wide right of way from Town Highway No. 71. The right of way also serves as access to the neighboring Allan K. Lawrence parcel.

13. Any portion of the land and premises and easement conveyed by this deed that lies within any highway right of way is quit claimed only.

STACKPOLE & FRENCH
P. O. Box 819
Stowe, VT 05672
(802) 253-7339

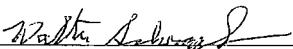
14. Utility easements, spring rights, easements for ingress and egress, and rights incident to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, KYLE R. WALKER and JORDICE B. COREY, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever;

AND I, the said Grantor, WALTER F. SCHRANK, for myself and my heirs, executors and administrators, do covenant with the said Grantees, KYLE R. WALKER and JORDICE B. COREY, 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 aforementioned;**

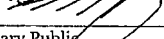
AND I, WALTER F. SCHRANK, hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 29 day of June, 2009.


Walter F. Schrank

STATE OF VERMONT)
COUNTY OF LAMOILLE) SS.

At Stowe, Vermont, this 29th day of June, 2009, personally appeared Walter F. Schrank, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me 
Notary Public
My Commission Expires: 02/10/11

Morristown, Vermont, Town Clerk's Office, July 02 A.D. 2009 at 2 o'clock 45 minutes, P.M. Received for record a Deed, of which the foregoing is a true copy.

ATTEST: Mary Ann Wilson Town Clerk

~ACKNOWLEDGMENT~

VT Property Transfer Tax Return Received, (including Certificates and, if required, ACT 250 Disclosure Statement) and tax paid.

Return No. 09-07-03
Signed Mary Ann Wilson
Date July 02, 2009