

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, D. Scott Ketner and Elizabeth B. Ketner, husband and wife residing in New York City, New York (Grantors), in consideration of TEN AND MORE DOLLARS paid to our full satisfaction by Robert E. Potter and Claire T. Potter, husband and wife residing in Westminster, Vermont (Grantees), by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, Robert E. Potter and Claire T. Potter, husband and wife as tenants by the entirety, and their heirs and assigns forever, certain land and premises situated in the Town of Stowe, County of Lamoille and State of Vermont, described as follows, viz:

Being a parcel of land together with residential dwelling and other structures and improvements thereon and vehicular access easement appurtenant thereto situated on the westerly side of Stowe Town Highway #41, known as Luce Hill Road, and being all and the same land and premises conveyed to D. Scott Ketner and Elizabeth B. Ketner by Warranty Deed from Eleanor B. Grasso dated April 19, 1984 and recorded in Book 112 at Page 249 of the Stowe Land Records, together with vehicular access easement appurtenant thereto as conveyed to D. Scott Ketner and Elizabeth B. Ketner by Quitclaim Deed from Trapp Family Lodge, Inc. dated June 27, 1984 and recorded in Book 98 at Page 294 of the Stowe Land Records.

For further particulars of description of the herein conveyed land and premises, together with the vehicular access easement appurtenant thereto, reference may be had to said deeds and the descriptions and references contained therein.

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

TO HAVE AND TO HOLD said granted land and premises, with all the privileges and appurtenances thereof, to the said Grantees, Robert E. Potter and Claire T. Potter, husband and wife as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever.

And we, the said Grantors, D. Scott Ketner and Elizabeth B. Ketner, for ourselves and our heirs and assigns, do covenant with the said Grantees, Robert E. Potter and Claire T. Potter, and their heirs and assigns, that until the ensealing of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are

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FREE FROM EVERY ENCUMBRANCE, except as aforesaid and
aforereferenced.

And we, the said Grantors, D. Scott Ketner and Elizabeth B.
Ketner, hereby engage to WARRANT AND DEFEND the same against all
lawful claims whatever, except as aforesaid and aforereferenced.

Dated at Stowe, Vermont on this 31st day of August,
1995.

Witnessed:

Josua P. Newton

Josua P. Newton

D. Scott Ketner, by Alan
Thorndike, his attorney in fact

D. Scott Ketner, by Alan
Thorndike, his attorney in fact

Elizabeth B. Ketner, by Alan
Thorndike, her attorney in fact

Elizabeth B. Ketner, by Alan
Thorndike, her attorney in fact

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Stowe, in said County, on this 31st day of August,
1995, Alan Thorndike, attorney in fact for D. Scott Ketner and
Elizabeth B. Ketner, personally appeared and he acknowledged this
instrument, by him sealed and subscribed, to be his free act and
deed and the free acts and deeds of D. Scott Ketner and Elizabeth
B. Ketner.

Before me

Josua P. Newton

Notary Public

My commission expires: 2/10/99

Stowe, Vt. Record Received

Aug. 31, 1995 at 2:38 P.M.
Marie N. Betterley, Town Clerk

TRANSFER TAX RECEIVED Aug. 31, 1995
MARIE N. BETTERLEY, TOWN CLERK, STOWE, VT.