

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS that I SHARON AHERN, of Stowe, County of Lamoille, State of Vermont, Grantor, in consideration of One and More Dollars paid to my full satisfaction by RALPH L. CRUZ and MICHELLE R. CRUZ, of Coral Gables, County of Dade, State of Florida, Grantees, by these present do freely GIVE, GRANT, SELL AND CONFIRM unto the said Grantees, RALPH L. CRUZ and MICHELLE R. CRUZ, 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 John E. Ahern and Sharon M. Ahern by the Warranty Deed of Shelley E. Little, dated August 4, 1997 and recorded in Stowe Land Records, Book 336, Pages 009-010. The interest of John E. Ahern by conveyed to Sharon M. Ahern by Quitclaim Deed, dated March 29, 2004 and recorded in Stowe Land Records, Book 562, Pages 225-226.

Being a parcel of land designated as Lot B on a Theodolite and Tape Survey entitled, "A THEODOLITE & TAPE SURVEY TO SUBDIVIDE A FORMERLY SURVEYED PARCEL, PROPERTY BELONGING TO SUSAN A. BREEN AND SHELLEY A.[sic] LITTLE, STOWE, VERMONT" prepared by Willard L. Gove, dated July 2, 1989, revised August 3, 1989 and September 26, 1989, and recorded in Map Book 8, Page 25 of the Town of Stowe Land Records. The herein conveyed parcel contains 5.1 acres as measured to the center line of Edson Hill Road and Peterson Brook, and 4.7 acres when measured to the bounds of Edson Hill Road.

This property is subject to State of Vermont Subdivision Permit No. EC-5-2945, dated July 31, 1997, and in the process of being recorded in Book 335, Pages 322 of the Town of Stowe Land Records.

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.

John E. Ahern joins in the execution of this Warranty Deed to release his marital rights in and to 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, RALPH L. CRUZ and MICHELLE R. CRUZ, 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, SHARON M. AHERN, for myself and my heirs and assigns, do covenant with the said GRANTEES, RALPH L. CRUZ and MICHELLE R. CRUZ, and their heirs and assigns, that until the ensembling of these presents I am the sole owner of the premises, and have good right and title to convey the same in the manner aforesaid, that they are free from every encumbrance;

And I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever,

IN WITNESS WHEREOF, we, SHARON M. AHERN AND JOHN E. AHERN, hereunto set our hands and seals this 10th day of September 2004.

IN THE PRESENCE OF:

Elaine K. Nichols
(witness to both signatures)

Sharon M. Ahern by her attorney-in-fact
W. E. Ahern
SHARON M. AHERN
John E. Ahern by his attorney-in-fact
W. E. Ahern
JOHN E. AHERN

STATE OF VERMONT)
LAMOILLE COUNTY)

At Stowe this
10th day of September 2004

SHARON M. AHERN AND JOHN E. AHERN

Personally appeared and they acknowledged this instrument by them subscribed to be their free act and deed.

BEFORE ME: Elaine K. Nichols
Notary Public