

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN E. SCHULER, of Bridgewater, in the County of Somerset, and State of New Jersey, Grantor, in consideration of the sum of One Dollar and Other Good and Valuable Consideration paid to my full satisfaction by JOHN E. SCHULER, of Bridgewater, in the County of Somerset, and State of New Jersey, and JOHN PATRICK SCHULER, of Middlesex, in the County of Middlesex, and State of New Jersey, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, JOHN E. SCHULER and JOHN PATRICK SCHULER, as joint tenants with right of survivorship, and their heirs and assigns forever, a certain piece of land in Stockbridge, in the County of Windsor, and State of Vermont, described as follows:

Being all and the same lands and premises conveyed to John E. Schuler by Warranty Deed of John E. Schuler and Sharon L. Schuler dated February 26, 1993, and recorded in Book 49 at Page 547 of the Stockbridge Land Records, and more particularly described as follows:

Being all and the same lands and premises conveyed to John E. Schuler and Sharon L. Schuler by Warranty Deed of ENVIRONMENTS, INC. dated May 31, 1978, and recorded in Book 36 at Pages 310-12 of the Stockbridge Land Records, and therein more particularly described as follows:

"Being Lot #49 of Our World as depicted on Plat #8 as filed by Environments, Inc. in the Stockbridge Land Records in Map Book 1, Page 11, and containing 1.05 acres.

Said Lot #49 is conveyed subject to and benefitted by the provisions of a Declaration of Protective Covenants recorded in the Stockbridge Land Records in Book 34, Page 18, and a Supplemental Declaration of Protective Covenants dated January 23, 1974, and recorded in the Stockbridge Land Records in Book 34, Page 177, and a Second Supplemental Declaration of Protective Covenants dated April 15, 1974, and recorded in the Stockbridge Land Records in Book 34, Page 205, and a Declaration of Protective Covenants Affecting The Our World Sewer System dated January 23, 1974, and recorded in the Stockbridge Land Records in Book 34, Page 179.

The Grantees hereby acknowledge receipt of a copy of Protection Division Permit #EC-1052, referred to in the Supplemental Declaration cited above, its amendment, Protection Division Permit #Ec-1052-2, the approved plot plan, and the engineer's site report.

Said lands are a portion of the lands conveyed to Environments, Inc. by Martin S. Hanley by warranty deed dated April 30, 1970, and recorded in the Stockbridge Land Records in Book 33, Page 240."

To have and to hold said granted premises, with all the

privileges and appurtenances thereof, to the said Grantees, JOHN E. SCHULER and JOHN PATRICK SCHULER, as joint tenants with right of survivorship, and their heirs and assigns, to their own use and behoof forever; and I the said Grantor, JOHN E. SCHULER, for myself and my heirs, executors and administrators, do covenant with the said Grantees, JOHN E. SCHULER and JOHN PATRICK SCHULER, as joint tenants with right of survivorship, 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 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 whatsoever, except as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of May, 2004.

In the Presence Of:

[Signature]]
 Witness] JOHN E. SCHULER

STATE OF New Jersey]
] ss.
 COUNTY OF Morris]

At 11:00 Am, this 13th day of May, 2004, JOHN E. SCHULER personally appeared and acknowledged this instrument by him sealed and subscribed, to be his free act and deed.

Before me,
[Signature]
 Notary Public

STOCKBRIDGE TOWN CLERK'S OFFICE
 RECEIVED FOR RECORD/DISCHARGE
 This 18th Day of May A.D., 2004
 at 9 O'Clock 00 A.M.
 Received And Recorded In Vol. 64
 Page 113-114
 Attest Catherine Brown Town Clerk

Vermont Property Transfer Tax
 St. V.S.A. Chapter 221
 ACKNOWLEDGEMENT
 Return Rec'd - Tax Paid - Record of Public Con. Rec'd -
 Vt. Land Use & Development Planning Dept. Rec'd.

Return No. 04-17
 Signed C. Brown clerk
 Date 5/18/04

LESLIE GARTNER
NOTARY PUBLIC
THE STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 17, 2007

JOHN M. LORENTZ, P.C.
 ATTORNEYS AT LAW
 P. O. BOX 102
 KILLINGTON, VT. 05751

A true copy, Attest: Catherine Brown
 Town Clerk