

WARRANTY DEED**KNOW ALL MEN BY THESE PRESENTS:**

THAT I, DOMINICK S. LANZA, of the Town of Suffern, County of Rockland and State of New York, Grantor, in consideration of the sum of One Dollar and Other Good and Valuable Consideration paid to my full satisfaction by ELISE McDEVITT, of the Town of Boston, County of Suffolk, State of Massachusetts, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, ELISE McDEVITT, and her heirs and assigns forever, a certain piece of land in KILLINGTON, in the County of RUTLAND and State of VERMONT, described as follows:

Being all and the same lands and premises conveyed to Dominick S. Lanza by Warranty Deed of Marcus F. Carpenter and Julie A. Carpenter, husband and wife, dated January 31, 2002 and recorded in Book 211 at Page 4 of the Town of Killington (formerly Sherburne) Land Records and being more particularly described therein as follows:

Being all and the same lands and premises conveyed to Marcus F. Carpenter and Julie A. Carpenter, husband and wife, by Condominium Warranty Deed of Garry E. Koop and Kathryn W. Koop, dated November 30, 1990 and recorded in Book 122 at Page 48 of the Town of Killington (formerly Sherburne) Land Records and being more particularly described as follows:

Being all and the same lands and premises conveyed to Dr. Carry E. Koop and Kathryn W. Koop, by Condominium Warranty Deed of Sherburne Corporation, a Vermont corporation, dated December 10, 1971 and recorded in Book 27 at Page 101 of the Sherburne Town Land Records, and described as follows:

"Being a portion of the lands and premises conveyed to Sherburne Corporation by deed of the State of Vermont dated February 13, 1968, recorded in the Town of Sherburne Land Records in Book 24 at Page 16 and described as follows:

UNIT C-5 in Edgemont, a Condominium, hereinafter called Condominium, according to a Declaration of Condominium dated December 8, 1970 and recorded on December 8, 1970 in the Town of Sherburne Land Records in Book 26 at Page 236; together with the undivided interests in common elements declared in the Declaration of Condominium to be appurtenant to such Unit C-5.

This conveyance is made subject to the following:

1. All of the terms, provisions, conditions, rights, privileges, obligations, easements and lien published in the aforesaid Declaration of Condominium.
2. All of the terms, provisions, conditions, rights, privileges, obligations, easements, and liens published in a certain "Declaration of Protective Covenants - - Conditions, Covenants, Restrictions, and Easements Affecting Property of the Sherburne Corporation" dated December 2, 1968 and recorded in Town

of Sherburne Land records in Book 24 at pages 299-306, made applicable to the premises herein conveyed by Supplementary Declaration No. 4 and modified by "Supplementary Declaration No. 4 of Covenants and Restrictions" dated December 8, 1970 and recorded in the Town of Sherburne Land Records in Book 26 at Page 236.

3. All of the rights, privileges and easements reserved by George P. Chaffee and Newman K. Chaffee in their deed to Vermont Marble Company dated November 9, 1901 in the Town of Sherburne Land records in Book 14 at pages 130 - 131 and by George P. Chaffee and Newman K. Chaffee to Charles R. Holden, Jr., dated April 10, 1901 and recorded in the Town of Sherburne Land Records in Book 14 at pages 103-104.

The Grantees herein, Marcus F. Carpenter and Julie A. Carpenter, husband and wife, by acceptance hereof, and by agreement with Garry E. Koop and Kathryn W. Koop, hereby expressly assume and agree to be bound by and to comply with all of the covenants, terms, provisions and conditions set forth in such Declaration of Condominium and such Declaration of Protective Covenants and such Supplementary Declaration No. 4 of the Covenants and Restrictions, including but not limited to the obligation to make payment of assessments for the maintenance and operation of the Condominium which may be levied against such Unit.

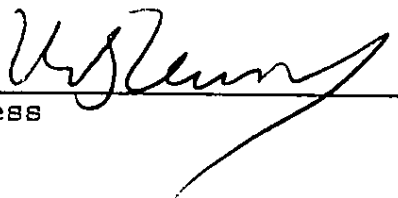
To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, ELISE McDEVITT, and her heirs and assigns, to their own use and behoof forever; and I the said Grantor, DOMINICK S. LANZA, for myself and my heirs, executors and administrators, do covenant with the said Grantee, ELISE McDEVITT, and her 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 whatsoever, except as aforesaid.

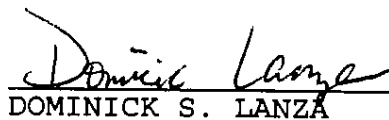
IN WITNESS WHEREOF, I have hereunto set my hand and seal this

19 day of November, 2004.

In the Presence Of:

Witness




DOMINICK S. LANZA

STATE OF VERMONT)
) SS:
COUNTY OF RUTLAND)

On this 19th day of November 2004, before me personally appeared DOMINICK S. LANZA, to me known to be the person who executed the foregoing instrument, and he thereupon duly acknowledged to me that he executed the same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the date and year first above written.

[Signature]
Notary Public

My commission expires: 2/10/07

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
- ACKNOWLEDGMENT -

Return No. 241 04
Signed [Signature] Clerk
Date 11-23-04

MELVIN B. NEISNER, JR.
ATTORNEY AT LAW
P. O. BOX 166
KILLINGTON, VERMONT 05751
(802) 773-3366

Received for record November 23 A.D., 2004 at 9:00 a.m.
Attest: [Signature] Killington Town Clerk