LIMITED CORPORATE WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that, **Vermont Residential Nominee Services, LLC**, of 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344, Grantor, in consideration of **Ten or more Dollars**, paid to its full satisfaction by **Denis M. Veilleux and Pamela B. Veilleux**, of the City of Largo, County of Pineallas, State of Florida, Grantees, by these presents does freely **Give, Grant, Sell, Convey and Confirm** unto the said Grantees, **Denis M. Veilleux and Pamela B. Veilleux**, husband and wife, all right and title which the Grantor, **Vermont Residential Nominee Services, LLC**, or its successors and or assigns have in and to a certain piece of land in the Town of Rutland, County of Rutland, State of Vermont, commonly known as, 397 Sunset Drive, described as follows viz:

Being all and the same lands and premises conveyed to Vermont Residential Nominee Services, LLC by Warranty Deed of Neal W. Jordan dated October 12, 2012, to be recorded in the Town of Rutland Land Records.

Being all and the same lands and premises conveyed to Neal W. Jordan by Warranty Deed of Neal W. Jordan and Terri L. Jordan dated June 29, 2011 and recorded in Book 173 at Page 204 of the Rutland Town Land Records and being more particularly described on the Schedule A attached hereto and made a part hereof.

By acceptance of this Limited Warranty Deed, the herein Grantees, **Denis M. Veilleux and Pamela B. Veilleux**, husband and wife, represent they have inspected the property described herein and accept the same in **"AS IS"** condition, it being fully understood that the herein Grantor, **Vermont Residential Nominee Services, LLC**, makes no representation as to the condition of the lands and premises conveyed hereby or as to acreage.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **Denis M. Veilleux and Pamela B. Veilleux**, husband and wife, their heirs and assigns, to their own use and behoof forever; and the said Grantor, **Vermont Residential Nominee Services, LLC**, for itself and its successors and assigns, does covenant with the said

Grantees, **Denis M. Veilleux and Pamela B. Veilleux**, husband and wife, and their heirs and assigns, that until the ensealing of these presents Grantor, **Vermont Residential Nominee Services, LLC** has not done or suffered anything during the period of its ownership whereby the premises have been encumbered in any way, except as stated above, and Grantor, **Vermont Residential Nominee Services, LLC**, does hereby engage to Warrant and Defend the same against all lawful claims created during its ownership of the premises, except as aforesaid. Grantor, **Vermont Residential Nominee Services, LLC** makes no other warranties or covenants of title whatsoever.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 16th, day of October 2012.

Witness

Vermont Residential Nominee Services, LLC

By: Loraine Slama

Loraine Slama, Its Duly Authorized Agent

STATE OF MINNESOTA
COUNTY OF HENNEPIN, SS.

At Eden Prairie this 16th day of October, 2012 personally appeared Loraine Slama, duly Authorized Agent for Vermont Residential Nominee Services, LLC and she acknowledged this instrument by her sealed and subscribed to be her free act and deed and the free act and deed of Vermont Residential Services, LLC.

Before me:
Notary Public

My Commission Expires:

ROBIN B CODY
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan 31, 2015

Vermont Property Transfer Tax
32 V S A Chap 231
-ACKNOWLEDGMENT-
Return Received (including certificates and, if required, Act 250 disclosure statement) and tax paid.
Return No. #12-101
Date 10/22/2012
Clerk
MARIE K. HYJEK

RECEIVED FOR RECORD ON 10/22/2012 AT 4:10 PM
MARIE K. HYJEK, TOWN CLERK

SCHEDULE A

Being all and the same lands and premises conveyed to Neal W. Jordan and Terri L. Jordan by Warranty Deed of Ronald F. Doucette and Donna C. Doucette dated September 10, 1992 and recorded in Book 71 at Page 167 of the Rutland Town Land Records.

Being all and the same lands and premises conveyed to Ronald Doucette and Donna Doucette by Warranty Deed of Roger V. Shea and Anne M. Shea dated June 15, 1981 and recorded in Book 32 at Pages 405-407 of the Rutland Town Land Records and being more particularly described as follows:

Being all and the same lands and premises as were conveyed to Roger V. Shea and Anne M. Shea, husband and wife, Grantors herein, by Rosamond J. Crowley and Katherine J. Smith by their deed dated June 22, 1973 and recorded in the Land Records of the Town of Rutland in Book 22 at Pages 312 and 313 and therein more particularly described as follows:

"Being a portion of the Sunset Acres Development located on the southerly side of Killington Ave. (Town Highway No. 20) in the Town of Rutland, Vt., hereinafter referred to as Lot No. 11 and described as follows:

"Beginning at an iron pipe located in the westerly line of Sunset Drive, so-called (a proposed town highway) and marking the southeast corner of Lot No. 12-Sunset Acres (said point of beginning being approximately one hundred sixty (160) feet southerly on the intersection of Killington Ave. (Town Highway No. 20) and Sunset Drive (a proposed Town Highway) in the Town of Rutland, County of Rutland, State of Vermont; thence south twenty four (24) degrees - zero minutes (00') west a distance of sixty and five one hundredths (60.05) feet along the westerly line of the said Sunset Drive to an iron pipe located in the westerly line of said Highway; thence south zero (0) degrees - fifty six minutes (56') east a distance of eighty one and eighty one hundredths (81.80) feet along the westerly line of the said Sunset Drive to an iron pipe located in the westerly line of said Highway and marking the northeast corner of Lot No. 10; thence north seventy seven (77) degrees - thirteen minutes (13') west a distance of one hundred fifty eight and fifty five one hundredths (158.55) feet along the northerly line of Lot No. 10 to an iron pipe marking the northwest corner of said Lot No. 10 and also marking the northeast corner of Lot No. 15 and the southeast corner of Lot No. 14; thence North ten (10) degrees - five minutes (05') - thirty seconds (30") east a distance of one hundred thirty seven and seventy five one hundredths (137.75) feet along the easterly line of Lot No. 14 to a point marking the northeast corner of the said lot No. 14 and also marking the southeast corner of Lot No. 13 and the southwest corner of Lot No. 12; thence south seventy seven (77) degrees - thirty minutes (30') east a distance of one hundred fifty seven and thirty one hundredths (157.30) feet along the southerly line of Lot No. 12 to the point or place of beginning.

"All bearings in the above description are based on Magnetic North (May 1968) and the above described parcel (Lot No. 11) (Sunset Acres Development) contains twenty thousand seven hundred and sixty (20,760) sq. ft. be the same more or less.

"Further reference is made to a Survey Plat (Map) entitled SUNSET ACRES SITE & SUBDIVISION PLAT-LOTS 2-10 & 13-25-JOSEPH L. & JANICE McLAUGHLIN - KILLINGTON AVE. - TOWN HIGHWAY NO. 20 - TOWN OF RUTLAND, VT. - DATE: APRIL 1971 which is on file (or is to be filed) in the Land Records at the Rutland Town Clerk's office in aid of the foregoing. This survey was done by A.C.F. Precision Surveys, Inc. of Rutland, Vermont.

"The above described lot is part of the said lands and premises conveyed by Ina A. Thorn to Joseph L. McLaughlin and Janice E. McLaughlin (she being the same person as Janice C. McLaughlin) by deed dated August 21, 1970 and recorded in Book 19, Pages 318-9 of the Town of Rutland Land Records.

"This conveyance is made subject to such anchor guy rights and pole line easements as may affect the above described lot.

"This conveyance also includes the water rights as conveyed to the Grantors by Easement Deed of Joseph L. McLaughlin and Janice C. McLaughlin, husband and wife, dated January 23, 1972 to be recorded in the Rutland Town Land Records."

Reference is made to a Water Purchase Agreement between Rutland Town Fire District No. 6 and Neal Jordan and Terri Jordan dated December 3, 1996 and recorded June 4, 2000 in Book 107 at Pages 207-208 of the Rutland Town Land Records. It is the Grantors intent to convey any and all rights conveyed by said agreement.