

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: THAT WE, JOSEPH NUZZO and MELINDA NUZZO, husband and wife, of Clinton, in the County of Middlesex, State of Connecticut, GRANTORS, in consideration of ONE DOLLAR (\$1.00) and OTHER GOOD and VALUABLE CONSIDERATION paid to our full satisfaction by MARTHA J. RUBEN, of Bethel, in the County of Windsor, State of Vermont, GRANTEE, by these presents do freely give, grant, sell, convey and confirm unto said GRANTEE, MARTHA J. RUBEN and to her heirs and assigns forever certain lands and premises located in the Town of Stockbridge, County of Windsor, State of Vermont, described as follows, viz:

Being lands and premises identified as 71 Mount Hunger Road, Stockbridge, Vermont 05772 and being all and the same lands and premises conveyed to Joseph Nuzzo and Melinda Nuzzo, husband and wife, by Warranty Deed of Nancy Schmitt-Mosher, dated September 7, 2007 and recorded in Book 70, Page 560 of the Stockbridge Land Records and which is more particularly described on "Exhibit A" attached hereto and made part hereof.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said GRANTEE, MARTHA J. RUBEN and to her heirs and assigns, to their own use and behoof forever; And the said GRANTORS, JOSEPH NUZZO and Melinda nuzzo, for ourselves and our heirs and administrators do covenant with the said GRANTEE, MARTHA J. RUBEN and to her heirs and assigns, that until the ensealing of these presents said we are 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 we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as hereinabove set forth or referenced.

In Witness Whereof we have caused the execution of this Warranty Deed on this 23rd day of June, 2009.

Joseph Nuzzo by Daniel W. Ewald
his attorney in fact

Joseph Nuzzo by Daniel W. Ewald, his attorney in fact

Melinda Nuzzo by Daniel W. Ewald
her attorney in fact

Melinda Nuzzo by Daniel W. Ewald, her attorney in fact

State of Vermont
County of Windson

On this 23rd day of June, 2009 personally appeared Daniel W. Ewald attorney in fact for Joseph Nuzzo and Melinda Nuzzo and he acknowledged this instrument by him sealed and subscribed to be his free act and deed and the free act and deed of Joseph Nuzzo and Melinda Nuzzo.

Before Me: Paul Dorian
Notary Public,
My commission Expires: 2/10/2011

STOCKBRIDGE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD/DISCHARGE

This 30th Day of June A.D., 20 09

At 9 O'clock 03 A M

Received And Recorded In Vol. 73

At Page 122-125

Catherine Brown, Town Clerk

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

- ACKNOWLEDGMENT -
Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.-
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 09-07

Signed C. Brown Clerk

Date 6/30/09

A true copy. Attest: Catherine Brown Town Clerk

Exhibit A

Being all and the same lands and premises conveyed to Nancy Schmitt-Mosher by Warranty Deed of Joshua T. Merrill and Michelle L. Merrill, dated May 16, 2005 and recorded in Book 66, Page 340 of the town of Stockbridge, Vermont Land Records and which therein is more particularly described as follows:

Being three separate lots of land, each with no improvements thereon standing, situated on the northeasterly side of Mt. Hunger Road in Stockbridge, and being a portion of the same land and premises conveyed to Joshua T. Merrill and Michelle L. Merrill by the warranty deed of William N. Clewes, which deed is dated May 12, 2004, and was recorded May 13, 2004 in Book 64, at Pages 98-101 of the Stockbridge land records.

The portion conveyed is all and the same land and premises depicted as the 1.5 acre lot (hereinafter Lot #1), the 2 acre lot (hereinafter Lot #2), and the 2.6 acre lot (hereinafter Lot #3), as depicted on a certain survey plat entitled *PROPERTY OF JOSHUA & MICHELLE MERRILL, STOCKBRIDGE, VERMONT* which plat was prepared by Norman R. Smith, Inc., plat #191-23A-04 dated 1/23/03, revised 5/21/04, a mylar copy of which is recorded in the Stockbridge land records.

Each lot is separately described as follows:

LOT #1: Being a parcel of land containing 1.5 acres of land situated on the easterly side of Mt. Hunger Road in Stockbridge and bounded and described as commencing at a Vermont AOT concrete corner set in the easterly edge of the right-of-way of Mt. Hunger Road which marks the northwesterly corner of the within described premises; thence proceeding on a line dividing the within described premises on the south from lands of the State of Vermont on the north S 82° 50 minutes 12 seconds east a distance of 524.66 feet, more or less, to a Vermont AOT concrete corner which marks the easterly corner of the within described lot; thence turning an angle to the right and proceeding on a line dividing Lot #1 from Lot #2 south 57° 05 minutes 59 seconds west a distance of 247.14 feet, more or less, to a 5/8" rebar set in the ground and continuing on that same line an additional 59.48 feet, more or less, to the centerline of Mt. Hunger Road; thence turning an angle to the right and proceeding 685 feet, more or less, along the centerline of Mt. Hunger Road to a point situated north 75° 54 minutes 51 seconds west a distance of 25.47 feet from the Vermont AOT concrete corner which marks the point and place of beginning; thence turning an angle to the right and proceeding south 73° 54 minutes 51 seconds east a distance of 25.47 feet, more or less, to the Vermont AOT concrete corner which marks the point and place of beginning.

Lot #1 is conveyed subject to a utility line easement and right-of-way in favor of Central Vermont Public Service Corporation and New England Telephone and Telegraph Company which right-of-way is 50 feet in width and which right-of-way is depicted on the aforementioned survey. Lot #1 is also subject to the provisions of Vermont State Potable Water Supply and Wastewater Disposal System Permit #WW-3-0937 recorded in Book 64, at Pages 98-101 of the Stockbridge land records.

Exhibit A - Property Description

LOT #2: Being a parcel of land estimated to contain 2 acres, more or less, and being the 2 acre lot as depicted on the aforementioned survey. Lot #2 is bounded and described as commencing at an unmonumented point at the centerline of Mt. Hunger Road which point marks the southwesterly corner of Lot #1 and the northwesterly corner of Lot #2 and which point stands south 57° 05 minutes 59 seconds west a distance of 59.48 feet, more or less, from an iron rebar set; thence proceeding north 57° 05 minutes 59 seconds east a distance of 59.48 feet, more or less, to an iron rebar set in the ground and continuing north 57° 05 minutes 59 seconds east an additional 247.14 feet, more or less, to a Vermont AOT concrete corner set in the ground which concrete corner marks the easterly corner of Lot #1; thence proceeding north 54° 09 minutes 29 seconds east a distance of 168.88 feet, more or less, to an iron rebar set in the ground; thence turning an angle to the right and proceeding S 42° 40' 39" E a distance of 28.82 feet, more or less, to a utility line pole which marks the easterly corner of Lot #2 and the northerly corner of Lot #3; thence turning an angle to the right and proceeding on a new line dividing Lot #2 on the northwest from Lot #3 on the southeast, south 07° 28 minutes 10 seconds west, a distance of 169.06 feet, more or less, to an iron rebar set in the ground; thence turning an angle slightly to the right and proceeding on a line dividing Lot #2 on the northwest and from Lot #3 on the southeast, south 33° 08 minutes 31 seconds west a distance of 304.47 feet, more or less, to an iron rebar set in the easterly edge of the right-of-way of Mt. Hunger Road and continuing on that same bearing an additional 31.18 feet, more or less, to an unmonumented point in the centerline of Mt. Hunger Road; thence turning an angle to the right and proceeding along the centerline of Mt. Hunger Road a distance of 302 feet, more or less, to an unmonumented point which is the point and place of beginning.

Lot #2 is subject to the provisions of Vermont State Potable Water Supply and Wastewater Disposal System Permit #WW-3-0937-1 of record in Book 64, at Page _____ of the Stockbridge land records.