

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: THAT WE, STEPHEN M. HAUT and MARIA LICARI HAUT f/k/a MARIA LICARI, husband and wife, of East Brunswick, in the County of Middlesex, State of New Jersey, GRANTORS, in consideration of ONE DOLLAR (\$1.00) and OTHER GOOD and VALUABLE CONSIDERATION paid to our full satisfaction by GERARD MILLER, of Glen Gardner, in the County of Hunterdon, State of New Jersey, DAVID C. MALLICK and LISA M. MALLICK, husband and wife, of Rahway, in the County of Union, State of New Jersey, and R. JEREMY DUMMER and DORIS J. DUMMER, husband and wife, of Earleville, in the County of Cecil, State of Maryland, GRANTEES, by these presents do freely give, grant, sell, convey and confirm unto said GRANTEES, GERARD MILLER, an undivided one-third interest, DAVID C. MALLICK and LISA M. MALLICK, husband and wife, and undivided one-third interest as tenants by the entirety, and R. JEREMY DUMMER and DORIS J. DUMMER, husband and wife, an undivided one-third interest as tenants by the entirety, each of said undivided one-third interests to be held in common with the other undivided one-third interests, and to their heirs and assigns forever a certain piece of land located in the Town of Stockbridge, County of Windsor, State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Stephen M. Haut and Maria Licari, by warranty deed of Thomas V. Jenkins and Ethel R. Jenkins, dated October 31, 1985 and recorded in Book 41, Page 593 of the Stockbridge Land Records and for a more particular description reference should be had to "Exhibit A - Property Description" attached hereto and made part hereof.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said GRANTEES, GERARD MILLER, an undivided one-third interest, DAVID C. MALLICK and LISA M. MALLICK, husband and wife, an undivided one-third interest as tenants by the entirety, and R. JEREMY DUMMER and DORIS J. DUMMER, husband and wife, an undivided one-third interest as tenants by the entirety, each of said undivided one-

third interests to be held in common with the other undivded one-third interests, and to their heirs and assigns, to their own use and behoof forever; And WE, the said GRANTORS, STEPHEN M. HAUT and MARIE LICARI HAUT, husband and wife, for ourselves and our heirs, administrators and assigns do covenant with the said GRANTEES, GERARD MILLER, DAVID C. MALLICK and LISA M. MALLICK, husband and wife, and R. JEREMY DUMMER and DORIS J. DUMMER, husband and wife, and to their heirs and assigns that until the en sealing of these presents WE ARE the sole owners 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 hereunto set our hands and seals this 17th day of October, 1997.

[Signature]
Witness

Stephen M. Haut by Daniel W. Ewald his attorney in fact

Stephen M. Haut by Daniel W. Ewald his attorney in fact

Diane E. Johnson
Witness

Maria Licari by Daniel W. Ewald her attorney in fact

Maria Licari Haut by Daniel W. Ewald, her attorney in fact

STATE OF Vermont
COUNTY OF Rutland, SS

On this 17 day of October, 1997, personally appeared before me Daniel W. Ewald attorney in fact for Stephen M. Haut and Maria Licardi Haut, signor and sealer of the foregoing written instrument and acknowledged the same to be his free act and deed and the free act and deed of Stephen M. Haut and Maria Licari Haut.

Before Me:

[Signature]
Notary Public
My Commission Expires: 2-10-98

Vermont Property Transfer Tax
32 V.S.A. Chap. 131
- ACKNOWLEDGMENT -
Return Rec'd. -- Tax Paid -- Board of Health Cert. Rec'd. --
Vt. Land Use & Development Fee - Ad Cert. Rec'd.
Return No. 97-39
Signed C. Brown, Clerk
Date 10/22/97

STOCKBRIDGE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD/DISCHARGE
This 22nd Day Of OCT, A.D., 19 97
At 8 O'clock 57 A.M.
Received And Recorded in Vol. 54
At Page 15-18
Attest Catherine Brown Town Clerk

Exhibit A - Property Description

Being a parcel containing 3.1 acres, more or less, with dwelling house and other improvements situated thereon, located on Vulture Mountain Road and being all and the same land and premises conveyed to us by T. Chapin Pratt and Doris S. Pratt in three separate conveyances:

- (a) the first by warranty deed dated August 20, 1969 and of record in Book 33, Page 162;
- (b) the second by warranty deed dated November, 1974 (and acknowledged November 20, 1974) and of record in Book 34, Page 278; and
- (c) the third by warranty deed dated October 27, 1981 and of record in Book 39, Pages 60-61;

all of the Stockbridge, Vermont Land Records, to which deeds, the deeds referred to therein, and land records, reference may be had in aid of this description.

The property is more particularly bounded and described in each of those separate conveyances as follows:

Book 33, Page 162:

"A parcel of land in the Town of Stockbridge containing one acre more or less, located on Vulture Mountain and on the north side of Vulture Mountain road. Bounded on the westerly side by a stone wall and property recently sold to John Cattanach by T. Chapin Pratt and Doris S. Pratt. Bounded on the northerly and easterly sides by grantors. Bounded on the southerly side by Vulture Mountain road. Measurements are as follows. Beginning in the northwest corner of property being conveyed, in the stone wall which is also the northeasterly corner of the John Cattanach property. Going easterly 170 feet to an iron pipe with letter J and stones. Thence southerly 280 feet to iron pipe with letter J and stones near Vulture Mountain road. Thence westerly along Vulture Mountain road 193 feet to iron pipe and stone wall. Thence up stone wall 350 feet to beginning. The grantors reserve a right of way, the width required by town, along Cattanach boundary line and stone wall. The grantors also give grantees a right of way on Vulture Mountain road and the right to maintain and improve same road in common with other tenants of Vulture mountain."

"Beginning at an iron pipe with a "J" on it set in the northerly edge of the right-of-way of Vulture Mt. Road, so-called, in a common boundary line between lands owned by the Grantors herein and lands now owned by the said Grantees herein; thence proceeding in a northwesterly direction along the boundary line of land of Jenkins, to a second iron pipe with a J on it; thence turning and proceeding in an easterly direction along lands now or formerly owned by Charles Kirtzing, a distance [sic] of 133 feet, more or less, to a stake in stones; thence turning and proceeding in a southeasterly direction, a distance of 193 feet, more or less, to a stone post set in the northerly edge of the right-of-way of Vulture Mt. Road, so-called; thence turning and proceeding in a westerly direction and generally following and running parallel to a small brook, a distance of 200 feet, more or less, to a stone post; thence proceeding in a southerly direction across said brook to a stone post set in the northerly edge of the right-of-way of Vulture Mt. Road, so-called; thence proceeding in a westerly direction again crossing over said brook, a distance of 168 feet, more or less, to an iron pipe marking the point and place of beginning."

Book 39, Pages 60-61:

"Parcel 1. Being a tract of approximately 1 acre of land located on the southerly side of the home premises of these grantees, bounded and described as follows: Commencing at a point on the southwest side of the west branch of the Vulture Mountain Road at a common corner between these premises, the former John Cattinach property, property of Jordan and the homes [sic] premises of these grantees; thence easterly crossing said branch road and following the southerly boundary line of lands of these grantees and crossing a small brook to the common corner between lands of these grantees and lands of one Pike and thence on in the same direction following the southerly line of lands of said Pike to a stone post set on the westerly side of the Vulture Mountain Road, marking common corner of land of Webber, Donegan and Marchuk; thence southerly on the said Marchuk line 130 feet to a stone post on the east side of a brook; thence continuing southerly approximately 100 feet along the east side of said brook to a point; thence southwesterly diagonally across the brook approximately 63 feet to a point; thence southeasterly recrossing the brook approximately 150 feet to a white rock marking the common corner between lands of Marchuk and lands of Charles Feinberg; thence westerly following the northerly boundary line of said Charles Feinberg property 370 feet to a stone post set in the east side of Vulture Mountain Road; thence continuing westerly and crossing Vulture Mountain Road 42 feet to a point located in the easterly line of lands of Jordan and thence northerly along the westerly side of said Vulture Mountain Road on the easterly line of said Jordan 167 feet to the point of beginning."

"This first parcel is conveyed subject to the right-of-way conveyed in other deeds to neighbors for the so-called Vulture Mountain Road and the westerly branch of said road and to the water rights, pipeline rights, and rights of entry for maintenance and repair of said springs and waterlines as have been previously conveyed by us to other landowners in the neighborhood."

"Parcel 2. Being a tract of approximately 1/10 of an acre adjacent to the northerly side of the homes [sic] premises of these grantees and bounded southerly by said home premises, easterly by lands of one Kintzing, northerly by lands of one Gazdag and westerly by lands of one Ruggiero located on the westerly side of the aforementioned west branch of the Vulture Mountain Road."

"This second parcel is conveyed subject to the right-of-way of the aforementioned west branch of Vulture Mountain Road and both parcels are conveyed subject to such utility line easements as may appear of record."

The property is conveyed subject to a utility line easement given Central Vermont Public Service by the instrument of Thomas and Ethel Jenkins recorded in Book 33, page 295 of the Stockbridge Land Records and subject to the rights of way, water rights, pipeline rights, and rights of entry above mentioned.

This instrument shall also operate as a warranty bill of sale of the Bronco automobile with snowplow and chains situated on the premises and the kitchen appliances situated within the premises, all being conveyed in "AS IS" condition.

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Exhibit A - Property Description

A true copy.

Attest:

Catherine Brown

Town Clerk