

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That, We, GEORGE CANDIDO and ALICE CANDIDO, husband and wife, of Burke, New York, Grantors, in the consideration of TEN (\$10.00) OR MORE DOLLARS paid to our full satisfaction, by RANDY MARTIN and MARY MARTIN, husband and wife, of Cornwall in the County of Addison and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, RANDY MARTIN and MARY MARTIN, and their heirs and assigns forever, a certain piece of land in the Town of Cornwall in the County of Addison and State of Vermont, described as follows, viz:

Being A PORTION of those lands and premises conveyed to the Grantors herein by Warranty Deed of Maurice E. Prior, Jr. and Marilynn B. Prior dated May 31, 1967, recorded in Book 21, Page 399 of the Cornwall Land Records.

The portion of the lands and premises hereby conveyed constitute all the remaining lands and premises described in the aforementioned Deed which were reserved and not conveyed by the Warranty Deed of the Grantors herein to the Grantees herein dated March 28, 1989, recorded in Book 347, Page 347 of the Cornwall Land Records.

The parcel hereby conveyed is bounded on the North by lands now or formerly of Henry Audet; on the West partly by West Street Extension, or Audet Road, so called, and by lands now or formerly of Audet and lands now or formerly of Roger Mason; on the South by lands now or formerly of Rodney Cadoret; and on the East by Gill and by lands heretofore conveyed to Randy Martin and Mary Martin, the Grantees herein, by the aforementioned Deed.

Said lands and premises are conveyed SUBJECT TO utility pole line easements of record, including specifically, but not by way of limitation, utility line easement granted to Central Vermont Public Service Corporation on February 28, 1974, rights-of-way of record or in existence and any public highway which may traverse the said lands.

By acceptance of this Deed, Grantees acknowledge that the above-described lands and premises are SUBJECT TO the Land Use Value Appraisal Program and the Grantees intend to continue said lands and premises in that Program and hereby agree to indemnify and hold harmless Grantors, George Candido and Alice Candido, from any tax liability or penalty incurred by reason of any conversion of the said lands and premises to a non-farm use by reason of the land use tax lien arising by operation of law.

TO HAVE AND TO HOLD all of said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, RANDY MARTIN and MARY MARTIN, husband and wife, as tenants by the

entirety, their heirs and assigns, to their own use and behoof forever;

And we, the said Grantors, GEORGE CANDIDO and ALICE CANDIDO, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, RANDY MARTIN and MARY MARTIN, their heirs and assigns, that until the ensealing 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 do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 31st day of March, A.D. 1992.

In Presence Of:

James Foley, First Witness; George Candido, L.S.; James W. Smith, Second Witness; Alice Candido, L.S.

STATE OF VERMONT COUNTY OF ADDISON, SS.

At MIDDLEBURY this 31st day of March, A.D. 1992, GEORGE CANDIDO and ALICE CANDIDO personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, James Foley, Notary Public

My Commission Expires: Feb 10, 1995

Cornwall Town Clerk's Office received for record April 2, 1992 at 1:00 p.m. Attest: Joan Payne, Clerk

Vermont Property Transfer Tax 32 V.S.A. Chpt. 201 ACKNOWLEDGMENT Return Rec'd., Tax Paid, State of Health Cert. Rec'd., vt. Land Use & Development Plans Rec'd., Return No. 92-199 Signed: Joan Payne, Clerk 4-2-92