

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, Julie Morin, a single person, Grantor, of Middlesex in the County of Washington and State of Vermont, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION paid to my full satisfaction by Alisa D. Darmstadt and Charles H. Darmstadt, wife and husband, Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, Alisa D. Darmstadt and Charles H. Darmstadt of Montpelier in the County of Washington, and State of Vermont, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land situated in Middlesex in the County of Washington and State of Vermont described as follows, viz:

Being all and the same land and premises conveyed by corrective Quit-Claim Deeds of Joseph W. Keifer and Harry Nason and W. Jean LaFlamme, Trustees of the Paul E. Morin Inter Vivos Trust of approximately even date herewith and about to be recorded in the Land Records of the Town of Middlesex.

Being all and the same land and premises conveyed by Quit-Claim Deed of the Paul E. Morin Inter Vivos Trust to Julie Morin dated December 4, 2000 and recorded in the Town of Middlesex Land Records in Volume 73, Pages 101-103.

Also being all and the same land and premises conveyed to the Paul E. Morin Inter Vivos Trust, from Joseph W. Kiefer, by Quit-Claim Deed dated October 2, 1992, and recorded in Book 59, Pages 76-77 of the Town of Middlesex Land Records.

The survey of such land and premises is about to be recorded in the Land Records of the Town of Middlesex.

Reference is hereby made to the above-mentioned deed and its record and to all prior deeds and their records for a more particular description of the land and premises herein conveyed.

TO HAVE AND TO HOLD said granted premises, with all the

privileges and appurtenances thereof, to the said Grantees, Alisa D. Darmstadt and Charles H. Darmstadt, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever;

And I, the said Grantor, Julie Morin, for my heirs, executors and administrators, do covenant with the said Grantees, Alisa D. Darmstadt and Charles H. Darmstadt, and their 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 public highway or utility easements of record.

And I hereby engage to Warrant and Defend the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 8 day of August A.D. 2003.

IN PRESENCE OF:

Charles H. Darmstadt
witness

Julie Morin
JULIE MORIN

STATE OF VERMONT
COUNTY OF WASHINGTON, SS:

At Montpelier this 8th day of August A.D. 2003 Julie Morin personally appeared and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me,

Charles H. Darmstadt
Notary Public

My commission expires 2/10/07

