

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, for and in consideration of Ten and More Dollars, paid to its full satisfaction by JAMES BENJAMIN SERVICE and JENNIFER SERVICE, of Waitsfield, Vermont (the "Grantees"), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, TYMD VENTURES LLC, a limited liability company duly organized, existing and in good standing under the laws of the State of Florida, with an office in North Palm Beach, Florida (the "Grantor"), does by these presents freely

GIVE, GRANT, SELL, CONVEY and CONFIRM unto the Grantees, husband and wife, as tenants by the entirety, and the survivor of them and the heirs, legal representatives and assigns of the survivor of them, certain lands, premises, privileges and appurtenances in the Town of Fayston, Washington County, Vermont, more particularly described as follows (the "Property"):

Being all and the same lands and premises conveyed to TYMD Ventures, LLC by Corrective Quitclaim Deed of Jennifer R. Christiansen, Successor Trustee of the Norman C. Christiansen and Barbara Christiansen Trust under a Declaration of Trust, dated March 16, 1990, which Deed is dated June 16, 2021 to be recorded herewith in the Land Records of the Town of Fayston; and being further described as:

Being all and the same lands and premises conveyed to TYMD Ventures, LLC by Quitclaim Deed of Jennifer R. Christiansen, Trustee of the Norman and Barbara Christiansen Estate, dated August 13, 2014, and recorded in Book 139 at Page 170 of the Land Records of the Town of Fayston.

Reference may be had to the aforementioned deeds and their records and to the Land Records of the Town of Fayston for a further and more complete description of the Property and for the terms, conditions and restrictions contained therein.

The within conveyed lands and premises are burdened and benefited by all currently valid and enforceable permits, easements and other restrictions of record; including the Deferral of Permit DE-5-2200; provided that no such permits, easements or restrictions shall be renewed or extended by this paragraph.

TO HAVE AND TO HOLD the Property, including all privileges and appurtenances thereof, to the said Grantees, husband and wife, as tenants by the entirety, and the survivor of them and the heirs, legal representatives and assigns of the survivor of them, to their own use and behoof forever; and the Grantor covenants with the Grantees that until the ensealing of these presents, the Grantor is the sole owner of the Property; that the Grantor has good right and title to convey the same in the manner aforesaid; that the Property is free from every encumbrance, except as aforesaid; and the Grantor hereby engages to warrant and defend the title to the Property against all claims, except as aforesaid.

All references herein contained to the Grantor or the Grantees shall include their respective heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned duly authorized agent of TYMD VENTURES LLC has hereunto set his hand and seal this 15 day of July, 2021.

TYMD VENTURES LLC
By [Signature] [L.S.]
Richard Johnston King, as Duly
Authorized Agent

STATE OF VERMONT)
)SS.
COUNTY OF WASHINGTON)

At Waitsfield, Vermont, on this 15 day of July, 2021, personally appeared RICHARD JOHNSTON KING, as the duly authorized agent of TYMD VENTURES LLC and he acknowledged the foregoing Warranty Deed by him sealed and subscribed, to be his free act and deed, individually and as duly authorized agent of TYMD VENTURES LLC.

Before me Dorothy M. Peck
Notary Public
Commission Expires 1/31/23

RE/TYMDwd

