

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, DAVID K. IRISH, of Steamboat Springs, Colorado, Grantor, in consideration of Ten and more Dollars paid to my full satisfaction by JOHN HALE AND VALERIE J. HALE of Sandy Hook, Connecticut, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, JOHN HALE AND VALERIE J. HALE, husband and wife as tenants by the entirety, and their heirs and assigns forever, certain land and premises in Warren, Vermont, described as follows, viz:

Being all and the same land and premises conveyed to David K. Irish by Warranty Deed of Ogden Bigelow, Jr. and Putnam Trust Co., Co-Trustees Yolande M. Bigelow Article Third and Article Fifth Trusts Under Will of Yolande M. Bigelow dated January 19, 1996 and recorded in Book 112 Page 211 of the Warren Land Records and more particularly described therein as follows:

"Being all and the same lands and premises conveyed to Ogden Bigelow a/k/a Ogden Bigelow, Jr. and Union Trust Co. as Co-Trustees of the Article Third and Article Fifth Trusts pursuant to the Last Will and Testament of Yolande M. Bigelow dated September 3, 1987 by Decree of Distribution of the Washington District Probate Court in the Estate of Yolande M. Bigelow Docket #25244, dated July 25, 1991 and recorded in Book 95, Page 451 of the Town of Warren Land Records and more particularly described therein as follows:

'It being a ten and one-tenth (10.1±) acre parcel of land, and being all and the same land and premises conveyed to Yolande M. Bigelow by warranty deed of Garson R. Fields and Bertha F. Fields dated November 10, 1972 and recorded in Book 36, Pages 767-769 of the Land Records of the Town of Warren.

'Reference is also made to survey entitled conveyance from Garson Fields to Yolande M. Bigelow prepared by Drown & Marsh, Inc. dated November, 1972 and recorded at Map Book 2 Page 35 of the Town of Warren Land Records.'"

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 Plains Act Cert. Rec'd.
Return No. 23166
Signed [Signature], Clerk
Date 7-17-98

Subject to and with the benefit of rights, restrictions, covenants, terms, rights of way and easements referenced in the above mentioned deeds and their records which are valid and enforceable at law on the date of this deed - not meaning by such language to renew, reinstate or extend the validity of any encumbrance which is otherwise barred by the provisions of Vermont law.

Reference is hereby made to said deeds and map, and their records, to all references therein and to the Warren Land Records in aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, JOHN HALE AND VALERIE J. HALE husband and wife as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and I, the said Grantor, for myself and my heirs, executors and administrators, do covenant with the said Grantees and their heirs and assigns, that until the ensembling 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 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 16th day of July, 1998.

In presence of:

[Signature]
Witness

David K Irish by
Sheila M Ware his attorney
David K. Irish in fact
By: Sheila M. Ware, his attorney-in-fact

STATE OF VERMONT
COUNTY OF WASHINGTON, SS.

At Wadebury this 16th day of July, 1998, SHEILA M. WARE, AS ATTORNEY-IN-FACT FOR DAVID K. IRISH personally appeared and acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of David K. Irish.

Before me [Signature]
Notary Public
My commission expires: 2/10/99

TOWN OF WARREN, VT
Received for Record July 17 1998
at 11:30 o'clock A M and Received in
Land Records, Vol 122 Page 50-51
[Signature]
TOWN CLERK