

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that We, ERICH ZEICHNER and GABRIELLA ZEICHNERNE, husband and wife, of Northfield, Vermont, Grantors, in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION paid to our full satisfaction by MICHAEL T. CARROLL, Grantee, by these presents, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, and his heirs and assigns forever, a certain piece of land and premises located thereon in Northfield, County of Washington and State of Vermont, described as follows, viz:

BEING part of the same land and premises conveyed to the Grantors by warranty deed of Kurt E. Zschau and Tracy A. P. Zschau dated November 12, 1999, and of record in Book 125, Page 493 of the Northfield Land Records. Said premises may be more particularly described as being Lot 3 on a survey by Harold N. Marsh dated June 6, 2002, revised August 15, 2002 and March 15, 2004, entitled "Plat of Survey Showing A 2 Lot Subdivision Prepared For **ERICH ZEICHNER** and **GABRIELLA ZEICHNERNE**, Northfield, Washington County, Vermont". According to said survey said Lot #3 contains 10 +/- acres with a residence thereon.

THERE is also conveyed by this deed a 30' wide right of way for ingress and egress along an existing road and driveway as shown on the above referenced survey to be used by the Grantee herein, their successors and assigns, and the Grantors, herein, their successors and assigns. The cost and expenses of repair, maintenance, and upkeep of this right of way is to be shared in common by the Grantors, their heirs and assigns, the Grantee, their heirs and assigns, and Lindsay H. Wheeler and David W. Wheeler, their heirs and assigns, as described in a quit claim deed from Erich Zeichner and Gabriella L. Zeichnerne to Lindsay H. Wheeler and David W. Wheeler dated July 18, 2000, and of record in Book 128, Page 44 of the Northfield Land Records.

THERE are EXCEPTED AND RESERVED two underground utility line easements of sufficient width for residential electrical and communication purposes running from the telephone pole as shown on Lot 3 on the above referenced survey in a reasonably direct line to service both Lots 1 and 2 including the right to repair, maintain, and replace said underground utility lines as necessary. The Grantors, their successors and assigns, shall promptly, weather permitting, cause the freehold to be put back into the same condition as reasonably possible as existed before the installation and/or maintenance or repair of the underground utility lines.

THE premises described in this deed are subject to and have the benefit of Waste Water System and Potable Water Supply Permit WW-5-1817 and WW-5-1817-1 both of which are of record in the Northfield Land Records.

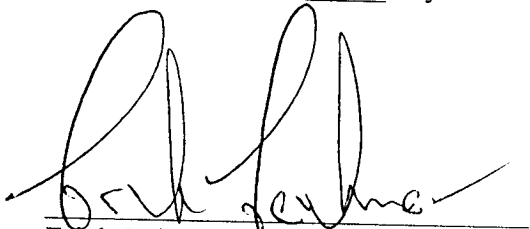
TOGETHER with the appurtenances and all the estate and rights of Grantors in and to said premises,

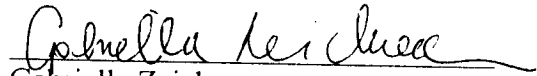
TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, to his own use and behoof forever; and the said Grantors, for themselves and their heirs and assigns, do covenant with the said Grantee, his heirs and assigns, that until the ensealing of these presents we are 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**; and they hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as above stated.

IN WITNESS WHEREOF, We, hereunto, set our hands and seals this 30th day of April, 2004.

IN PRESENCE OF

Witness


Erich Zeichner

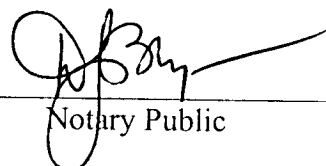

Gabriella Zeichnerne

STATE OF VERMONT)
 :SS
COUNTY OF WASHINGTON)

At Northfield, this 30th
day of April, 2004.

ERICH ZEICHNER AND GABRIELLA ZEICHNERNE

personally appeared and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me 
Notary Public

My Commission Expires: February 10, 2007