

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT we, **CLAIRE M. HOSER** of Chester, in the County of Windsor and State of Vermont, and **MICHELE M. WILCOX** of Springfield, in the County of Windsor and State of Vermont, Grantors, in consideration of One Dollar and other valuable consideration paid to our full satisfaction by **MACMIN PROPERTIES, LLC, a Vermont Limited Liability Company**, of Chester, in the County of Windsor and the State of Vermont, Grantee, by these presents, do freely **GIVE, GRANT SELL CONVEY AND CONFIRM** unto the said Grantee, **MACMIN PROPERTIES, LLC, a Vermont Limited Liability Company** and its successors and assigns forever, a certain piece of land in Chester, County of Windsor and State of Vermont, described as follows, viz:

See Exhibit A attached.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **MACMIN PROPERTIES, LLC, a Vermont Limited Liability Company** and its successors and assigns, to their own use and behoof forever; and We, said Grantors, **CLAIR M. HOSER** and **MICHELE M. WILCOX**, our heirs and assigns, do covenant with the said Grantee, **MACMIN PROPERTIES, LLC, a Vermont Limited Liability Company**, and its successors 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 the manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; except as aforesaid; and we hereby engage to **WARRANT** and **DEFEND** the same against all lawful claims whatever, except as aforesaid.

EXHIBIT A
DESCRIPTION OF LAND

Being all and the same lands and premises conveyed to Claire M. Hoser and Michele M. Wilcox by Warranty Deed of 111 Whitney Avenue, Inc. dated May 21, 2004 and recorded May 28, 2004 in Book 92, Page 144 of the Chester Land Records and in said deed described as follows:

Being all and the same lands and premises conveyed to 111 Whitney Avenue, Inc. by Connecticut River Bank, N.A., by virtue of a Warranty Deed dated May 14, 2002, and recorded in the Town of Chester Land Records at Book 88 on Page 376-378 which premises are:

The same land and premises conveyed to Connecticut River Bank, N.A., by Foreclosure Deed of Stephen S. Ankuda, Attorney, as Agent for Connecticut River Bank, N.A., Mortgage dated July 16, 2001 and recorded in Book 87 at page 187-189 of the Chester Land Records and therein more particularly described as follows:

Being all and the same land and premises conveyed to Dayton Properties, Inc. by the Limited Warranty Deed of Chittenden Trust Company, d/b/a Chittenden Bank, said deed dated October 30, 1997, to be recorded simultaneously herewith in the Chester Land Records, and in said deed described as follows:

Being all and the same lands and premises conveyed to Chittenden Trust Company, d/b/a Chittenden Bank by Deed in Lieu of Foreclosure dated June 25th, 1997 and recorded on July 3, 1997 in Book 81, at page 72 of the Town of Chester Land Records, and therein more particularly described as follows:

Meaning and intending to convey all and the same land and premises conveyed to James O. Damone and Martha Damone by Warranty Deed of First Vermont Bank and Trust Company dated June 26, 1991 and recorded in Book 72, pages 234-236 of the Town of Chester Land Records, and therein more particularly described as follows:

Being all and the same lands and premises conveyed to First Vermont Bank and Trust Company, by James K. Kimball and Eileen F. Kimball, husband and wife, dated November 9, 1990 and recorded March 12, 1991 in Book 72, Page 42 of the Town of Chester Land Records, and therein more particularly described as follows:

Being all and the same lands and premises conveyed to James K. Kimball and Eileen F. Kimball by warranty deed of Bliss Enterprises, Inc. dated and recorded August 13, 1986 in Book 65, Page 406 of the Land Records of Chester, Vermont. The premises are therein described as follows:

Being all and the same lands and premises conveyed to Bliss Enterprises, Inc., by Warranty Deed of Striano Realty Corp., dated April 30, 1985, recorded in Book 64, Page 6-7 of the Land Records of Chester, Vermont. The premises are described as follows:

Being all and the same lands and premises as conveyed by warranty deed of Lor-Nan, Inc. to Striano Realty Corp. dated and recorded September 5, 1980 in Book 59, Page 111 of the Land Records of Chester, Vermont. The premises are described as follows:

All and the same lands and premises conveyed to Lor-Nan, Inc. by Little Big Horn Yummyyard, Inc. by warranty deed dated May 31, 1979 and recorded in Book 57, Page 114 of the Chester, Vermont Land Records. The property herein conveyed may be more particularly described as follows:

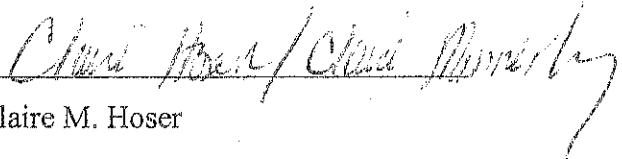
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Commencing at a point on the southwesterly side of Vermont State Route #103 right of way, said point being 43 feet northerly along said right of way from a concrete marker, thence northwesterly along the southwesterly side of Vermont State Route #103 a distance of approximately 425 feet to a corner; thence southwesterly in a straight line and bounded northwesterly by premises now or formerly of one Mackey a distance of 100 feet to a point; thence at right angles to the last mentioned line in a southeasterly direction a distance of 150 feet to a point; thence southeasterly in a straight line a distance of approximately 270 feet to premises now or formerly of Union High School District #35; thence northeasterly along the premises now or formerly of Union High School District #35 a distance of approximately 200 feet to the point of beginning.

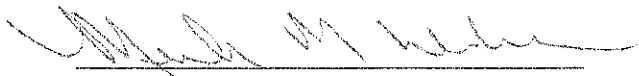
Together with all rights of way and easements of record.

Reference is hereby made to the above mentioned instruments and to the instruments referred to therein in further aid of this description.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 30th
day of December, 2013.



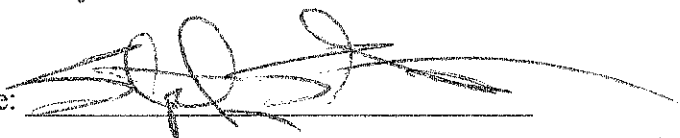
Claire M. Hoser



Michele M. Wilcox

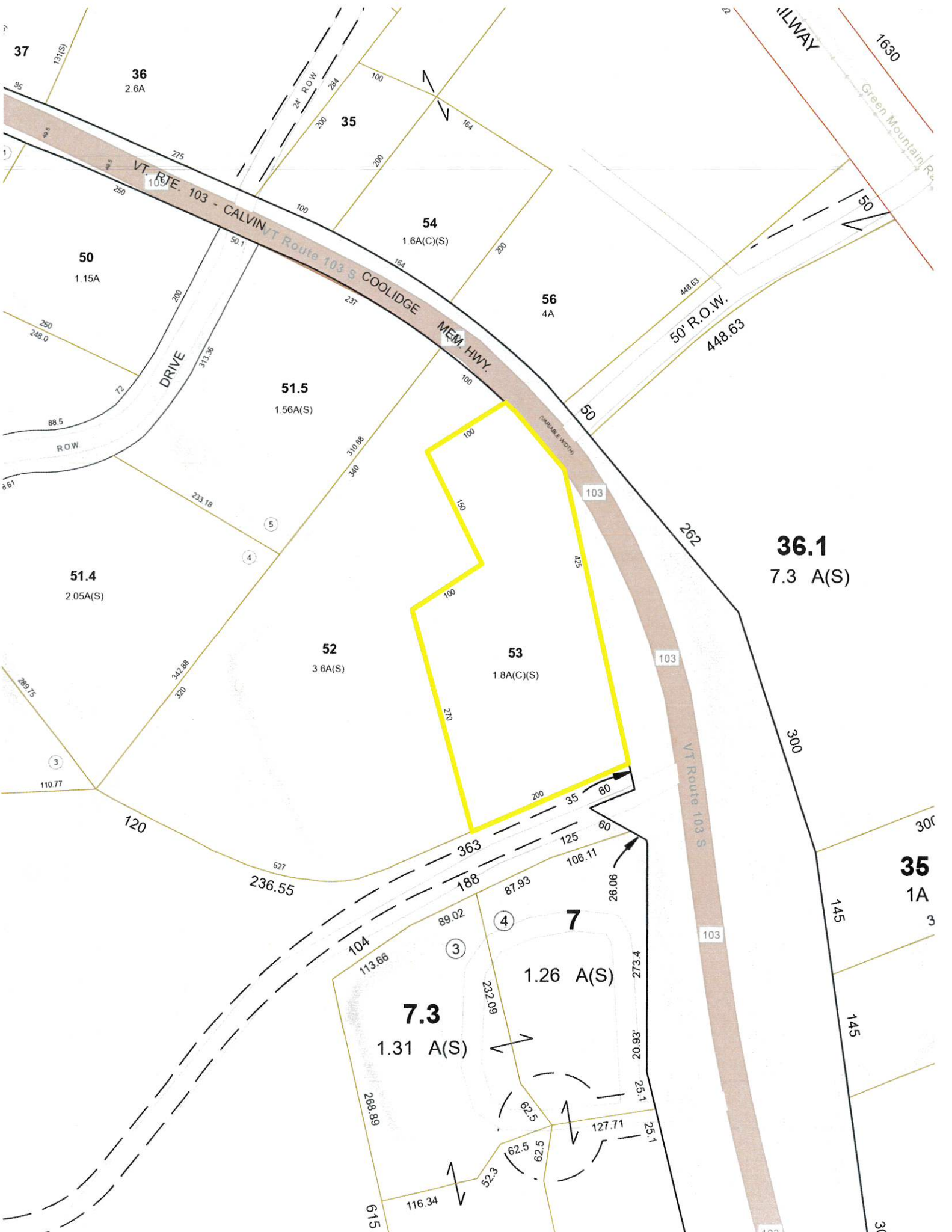
STATE OF VERMONT
COUNTY OF WINDSOR

At Chester, this 30th day of December, 2013, personally
appeared Claire M. Hoser and Michele M. Wilcox by them sealed and subscribed to be
their free act and deed.

Before me: 

Notary Public

My Commission expires 02/10/15



VT. RTE. 103 - CALVIN

VT Route 103 S COOLIDGE MEM. HWY.

DRIVE

JILWAY

Green Mountain Rd.

36
2.6A

50
1.15A

51.4
2.05A(S)

52
3.6A(S)

53
1.8A(C)(S)

54
1.6A(C)(S)

56
4A

51.5
1.56A(S)

7.3
1.31 A(S)

7
1.26 A(S)

36.1
7.3 A(S)

35
1A
3

50' R.O.W.
448.63

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