

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that, DANIELS INVESTMENTS, LLC a Vermont Limited Liability Company with a principal place of business located in North Kingston, County of Washington and State of Rhode Island, Grantor, in the consideration of One Dollar and other valuable consideration paid to its full satisfaction by ROBERT D. McCOMISKEY and HEIDI J. McCOMISKEY, of Canaan, in the County of Essex and State of Vermont, Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, ROBERT D. McCOMISKEY and HEIDI J. McCOMISKEY, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in Brighton, in the County of Essex and State of Vermont, described as follows, viz:

Being a parcel of land together with the restaurant building and 3-bedroom apartment and other improvements located thereon, known and numbered as 10 Cross Avenue (f/k/a 18 Cross Avenue) in the Town of Brighton, Vermont, and being all and the same lands and premises conveyed to Daniels Investments, LLC by Warranty Deed of Guy M. Daniels and Sharon P. Daniels, dated January 25, 2013 and recorded in Book 67 at Pages 345-346 of the Brighton Land Records; and being all and the same lands and premises conveyed to Guy M. Daniels and Sharon P. Daniels by Foreclosure Deed Under Power of Sale from Passumpsic Savings Bank, dated June 8, 2010 and recorded in Book 62 at Pages 343-345 of the Brighton Land Records. Said parcel is more particularly described therein as follows:

"Being a parcel of land with use of a common driveway, together with all buildings and improvements thereon formerly known as Jennifer's Restaurant located at 18 Cross Street in the Village of Island Pond, Town of Brighton which are all and the same lands and premises conveyed to Elizabeth A. Willey by the Warranty Deed of Peter Sprague and Liliane F. Sprague dated December 4, 2003 and recorded in Book 66, Pages 259-260 of the Town of Brighton Land Records.

Reference is further made to the Notice of Public Sale dated March 15, 2010 and recorded on March 18, 2010 in Book 62 at Page 147 of the Brighton Land Records."

Reference may be had to the aforementioned deeds and the records thereof and to all prior deeds and their records for a further and more complete description of the land and premises hereby conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, ROBERT D. McCOMISKEY and HEIDI J. McCOMISKEY, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever;

And Grantor, for itself and its successors and assigns, does covenant with the said Grantees, and their heirs and assigns, that until the encasing of these presents, it is the sole owner of the premises and has good right and title to convey the same in manner aforesaid, that they are FREE AND CLEAR FROM EVERY ENCUMBRANCE;

AND GRANTOR HEREBY engages to WARRANT AND DEFEND the same against all lawful claims whatever;

IN WITNESS WHEREOF, we hereunto set our hands and seals this 31st day of January, 2017.

DANIELS INVESTMENTS, LLC

By [Signature]
GUY M. DANIELS
By [Signature]
SHARON P. DANIELS

STATE OF VERMONT
COUNTY OF ESSEX, SS.

At Brighton this 31st day of January, 2017, personally appeared Guy M. Daniels and Sharon P. Daniels, as Managing Members of DANIELS INVESTMENTS, LLC, and they acknowledged this instrument by them sealed and subscribed, to be their free act and deed and the free act and deed of Daniels Investments, LLC.

Before me [Signature]
Notary Public
My Commission Expires 02/10/2019

Law Office of William P. Neplew, PO Box 510, 190 Eastern Avenue, St. Johnsbury, Vermont 05819
802-746-1000 Phone 802-746-1002 Fax

Brighton Town Clerk's Office, January 31, A.D., 2017, at 2:23 P.M. received the instrument of which the foregoing is a true record.

Attest: [Signature]
Ass't. Town Clerk

RECORDED
2017 JAN 31
ST. JOHN
BRIGHTON, VERMONT
1/31/17