

DEED OF CONDOMINIUM

KNOW ALL MEN BY THESE PRESENTS that I, MARIO DEGREGORIO, of Mount Holly, in the County of Rutland, and State of Vermont, Grantor, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION paid to his full satisfaction by HARRISON H. PEARCE, III, of Mount Holly, in the County of Rutland and State of Vermont, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, HARRISON H. PEARCE, III, and his heirs and assigns forever, a certain interest in land in the Town of Mount Holly, in the County of Rutland and State of Vermont, more particularly described as follows:

Being Unit No. 1 as shown on a plan entitled "Condominium Site Plan - Lands of Mario and Irene DeGregorio, Book 31, Pages 548-549, Mount Holly, (Rutland County), Vermont" dated July 10, 1989, prepared by Michael Engineering Co., and filed in Map Hanger 1, Page 26, in the Town of Mount Holly Map Books, together with an undivided 20% interest in the Common Areas and Facilities and a 20% share of common costs and expenses in accordance with the Declaration and Bylaws of the Condominium.

The within conveyed lands and premises are a portion of those lands and premises conveyed to Mario DeGregorio and Irene DeGregorio (now deceased) by Gerald J. Sequin and Mary Ellen Sequin by deed dated August 27, 1973 and recorded in Book 31, Page 548 of the Mount Holly Land Records.

The within conveyed lands and premises are subject to and benefited by a Declaration of Condominium dated July 26, 1989 to be recorded simultaneously herewith in the Mount Holly Land Records; and subject to Chapter 15 of Title 27 of the Vermont Statutes Annotated.

Unit No. 1 is subject to Water Supply and Wastewater Disposal Permit No. WW-1-0021 dated January 31, 1989 and to be recorded in the Mount Holly Land Records and benefited by certain rights of way, easements, covenants, exceptions and reservations specified in the Declaration.

TO HAVE AND TO HOLD said granted premises, with all the Privileges and appurtenances thereof, to the said Grantee, HARRISON H. PEARCE, III, and his heirs and assigns, and the said Grantor, MARIO DEGREGORIO, for myself and my heirs, executors and administrators, do covenant with the said Grantee, HARRISON H. PEARCE, III, and his heirs and assigns, that until the sealing of these presents, I am the sole owner of the premises and has good right and title to convey the same in the manner aforesaid, that the premises are free from every encumbrance except as aforesaid; and the Grantor hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, the Grantor, MARIO DEGREGORIO hereunto sets its hand and seal this 20th day of July, 1989.

In The Presence Of:

Witness
Alan R. Spedar

Mario DeGregorio
MARIO DEGREGORIO