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WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS

THAT I, LEAH PATSY LANZA, of Chester, County of Windsor and State of Vermont, Grantor in consideration of One Dollar and other good and valuable considerations, paid to my full satisfaction by PHILIP LANZA and JOHN LANZA CO-, TRUSTEES OF THE LANZA VERMONT FAMILY TRUST OF SEPTEMBER 22, 2006, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, PHILIP LANZA and JOHN LANZA, CO-TRUSTEES OF THE LANZA VERMONT FAMILY TRUST OF SEPTEMBER 22, 2006, its successors and assigns, a certain piece of land in Chester, in the County of Windsor and State of Vermont, described as follows, viz:

Being a portion of the same lands and premises conveyed to Leah Patsy Lanza by Decree of Distribution of the Windsor District Probate Court for the Trust Estate of John Russell Knights dated November 21, 1991 and recorded December 9, 1991, at Book 73, Page 50-51 the Chester Land Records.

Being further described as a portion of the same lands and premises known as the Karl Davis Wood Lot, 27.8 Acres in Chester, Vermont, as was decreed from the John Russell Knights Estate, dated January 2, 1973 and recorded in Book 48, Pages 358-360 of the Chester Land Records.

Said land and premises are further and more particularly described on Schedule A attached hereto and incorporated herein by this reference.

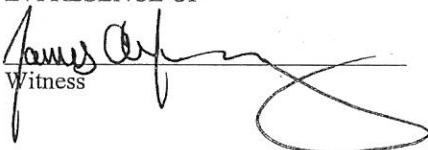
This conveyance is subject to such rights of way, water and pipeline rights, utility and other easements as may exist of record or upon the premises.

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TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, PHILIP LANZA and JOHN LANZA, CO-TRUSTEES OF THE LANZA VERNONT FAMILY TRUST OF SEPTEMBER 22, 2006, to its own use and behoof forever; And I the said Grantor, LEAH PATSY LANZA, for myself, my heirs and assigns, do covenant with the said Grantees, PHILIP LANZA, and JOHN LANZA, CO-TRUSTEES OF THE LANZA VERNONT FAMILY TRUST OF SEPTEMBER 22, 2006, and its successors and assigns, that until the ensealing of these presents, I am the sole owner of the premises, and I 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 agree to **WARRANT** and **DEFEND** the same against all lawful claims whatever.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 22nd day of September 2006.

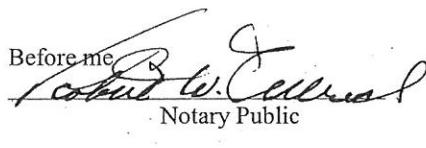
IN PRESENCE OF


James A. Lanza
Witness


Leah Patsy Lanza

State of Vermont, :
Windsor County, SS:

At Chester, this 29th day September 2006, LEAH PATSY LANZA personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me

Robert W. Curran
Notary Public

My Commission expires on: 02-10-07

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
Return Rec'd.-Tax Paid Including Certificates & if
required Act 250 Disclosure Statement.
Return No. C-06-127 cost
Signed Wanda C. Purdy, Clerk
Date Sept 29, 2006

TOWN CLERK'S OFFICE, CHESTER VERMONT
Received for record, SEPT 29, 2006
at 10:00 o'clock A M. and recorded in
Book 96 Page 25-27
Wanda C. Purdy, asst
Town Clerk