

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that PHILIP H. HOFF and JOAN B. HOFF, Husband and Wife, of Burlington, in the County of Chittenden and State of Vermont, Grantors, in the consideration of Ten and More (\$10.00) Dollars paid to their full satisfaction by, E. MILES PRENTICE III and KATHARINE C. PRENTICE, of New York City, Grantees, by these presents do freely give, grant, sell, convey and confirm unto the said Grantees, E. MILES PRENTICE III and KATHARINE C. PRENTICE, Husband and Wife, As Tenants by the Entirety, and their heirs and assigns forever, a certain piece of land in the Town of Huntington, in the County of Chittenden, and State of Vermont, described as follows, viz:

Being a farm of land with all buildings thereon, located in the Town of Huntington. The lands and premises conveyed herein are depicted on, "Plan of Land Being Conveyed to E. Miles and Katharine C. Prentice, Huntington, Vermont," October 1989, by Paul C. Harrington, which plan is to be recorded in the Huntington Land Records. The premises herein conveyed are more particularly described as follows:

Beginning at a point on the westerly side of Town Highway No. 26, also called Phillips Road, which point is marked by an iron rod set in the ground; thence proceeding N 76°22'45"W a distance of 112.46 feet, more or less, to a point marked by an iron rod; thence, turning to the left and proceeding S 8°40'45"W a distance of 132.00 feet, more or less, to a point marked by an iron rod; thence, turning to the right and proceeding N 79° 05'15"W a distance of 59.19 feet, more or less, to a point marked by an iron rod set in a stone wall; thence, continuing on the same course a distance of 501.81 feet, more or less, to a point marked by an iron rod set in the ground where the westerly end of said stone wall intersects another stone wall; thence, turning to the left and proceeding S 9°27'45"W a distance of 1004.31 feet, more or less, to a point marked by an iron rod; thence, turning to the left and proceeding S 78°50'45"E a distance of 574.83 feet, more or less, to a point marked by an iron rod; thence, turning to the right and proceeding S 7°06'00"W a distance of 330.23 feet, more or less, to a point marked by an iron rod; thence, proceeding S 9°19'30"W a distance of 1299.89 feet, more or less, to a point marked by an iron rod; thence, proceeding S 9°39'30"W a distance of 1168.95 feet, more or less, to a point marked by an iron rod; thence proceeding 9 feet, more or less to the centerline of a trail as shown on the aforementioned plan; thence proceeding in a generally easterly direction 1377 feet, more or less, along the centerline of said trail to a point marked by an iron rod, which point is 73 feet, more or less N 25°33'45"E from an iron rod set in the ground; thence, turning to the right and proceeding S 25°33'45"W a distance of 73 feet, more or less, to the aforementioned iron rod set in the ground; thence, proceeding along the same bearing 1065.32 feet, more or less, to a point marked by an iron rod; thence, turning to the left and proceeding S 67°44'15"E a distance of 936.13 feet, more or less, to a point marked by an iron rod; thence, turning to the left and proceeding N 20°04'45"E a distance of 2021.66 feet, more or less, to a point

marked by an iron rod on the southerly side of Town Highway No. 26; thence, proceeding along the same course a distance of 22 feet, more or less, to the centerline of Town Highway No. 26; thence, turning to the right and proceeding in a generally easterly direction in and along the centerline of Town Highway No. 26 a distance of 208 feet, more or less; thence, turning to the left and proceeding N 21°45'15"E a distance of 25 feet, more or less, to a point marked by an iron rod set in the southerly end of a stone wall; thence, proceeding along the same bearing a distance of 616.81 feet, more or less to a point marked by a marble marker; thence, proceeding N 19°36'45"E a distance of 798.74 feet, more or less, to a point marked by an iron rod; thence, turning to the left and proceeding N 64°12'30"W a distance of 642.70 feet, more or less, to a point marked by an iron rod; thence, turning to the right and proceeding N 31°50'00"E a distance of 1272.33 feet, more or less, to a point marked by an iron rod; thence, turning to the left and proceeding N 70°21'00"W a distance of 540.07 feet, more or less, to a point marked by an iron rod; thence proceeding N 76°32'00"W a distance of 1861.02 feet, more or less, to a point marked by an iron rod located in the westerly end of a stone wall; thence, proceeding N 80°24'45"W a distance of 52.41 feet, more or less, across Town Highway No. 26 to the iron rod which marks the point or place of beginning.

Also conveyed herewith, by Quit Claim only, are any other lands and premises conveyed to the Grantors herein by Deed of Sumner Farr dated August 20, 1965, of record in Volume 24 at Page 393 of the Huntington Land Records.

Meaning to convey all and the same lands and premises conveyed to Philip H. Hoff and Joan Brower Hoff by Warranty Deed of Sumner F. Farr, dated August 20, 1965, of record in Volume 24 at Page 393 of the Land Records of the Town of Huntington.

The land and premises within the right of way of Town Highway No. 26 are conveyed by Quit Claim only.

The within property is being conveyed by the within Grantors to the within Grantees as a like-kind exchange being effected pursuant to the provisions of Section 1031 of the Internal Revenue Code.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, E. MILES PRENTICE III and KATHARINE C. PRENTICE, and their heirs and assigns, to their own use and behoof forever; and the said Grantors, PHILIP H. HOFF and JOAN B. HOFF, do for themselves and their heirs and assigns, covenant with the said Grantees, E. MILES PRENTICE III and KATHARINE C. PRENTICE, and their heirs and assigns, that until the ensembling of these presents, we are the sole owners of the premises, and we have good right and title to convey the same in manner aforesaid, that they are free from every encumbrance; except as aforesaid, and except any easements, rights of way or other restrictions of record, if any, and we hereby

engage to Warrant and Defend the same against all lawful claims  
whatever, except as aforesaid.

IN WITNESS WHEREOF, PHILIP H. HOFF and JOAN B. HOFF hereunto  
set their hands and seals this 27<sup>th</sup> day of October, 1989.

IN THE PRESENCE OF

David J. Conant

Philip H. Hoff  
Philip H. Hoff

[Signature]

Joan B. Hoff  
Joan B. Hoff

STATE OF VERMONT  
COUNTY OF CHITTENDEN

At Burlington, this 27 day of October, 1989,  
personally appeared Philip H. Hoff and Joan B. Hoff, and they  
acknowledged this instrument, by them sealed and subscribed, to be  
their free act and deed.

Before me,

David J. Conant  
Notary Public

Huntington - Town Clerk's Office  
County of Chittenden  
October 28 A. D. 1989  
at 2:00 - minutes P. M.  
Receipt in book 40 Page 203-5  
of Huntington Records  
Attest Olga M. Hallack Town Clerk

ACKNOWLEDGEMENT  
Return No. 0408 90/89  
Signed Olga M. Hallack Clerk  
Date 10-28-89