WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **RAYMOND F. ALLEN** and **CHARLOTTE S. ALLEN**, of Miami, State of Florida ("Grantors"), in consideration of the sum of Ten and More Dollars, paid to their full satisfaction by CND, LLC, a Vermont limited liability company ("Grantee"), by these presents, does freely **GIVE, GRANT, SELL, CONVEY** and **CONFIRM** unto the said Grantee, CND, LLC and its successors and assigns forever, a certain piece of land in the Town of Charlotte, County of Chittenden and State of Vermont (hereinafter the "Premises") described as follows, viz:

Being a lot of land, with all buildings thereon, situated on the westerly side of U.S. Route 7 in the Town of Charlotte, said lot of land having a frontage thereon and a uniform width of 250 feet and a uniform depth of 925 feet.

Being all of the same lands and premises conveyed by Raymond F. and Charlotte S. Allen by Warranty Deed of Lawrence P. Lavalette dated August 3, 1981, and of record in Book 39, Page 186 of the Town of Charlotte Land Records.

The Premises are also subject to: (a) taxes assessed on the Grand List not delinquent on the date of this Deed, which the Grantee herein assumes and agrees to pay as part of the consideration for this Deed subject to such taxes being prorated between Grantor and Grantee on the date this Deed is delivered; (b) the provisions of municipal ordinances, public laws, and special acts; and (c) all easements and rights of way of record, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §601-611, both inclusive.

The premises are known and designated as 3488 Ethan Allen Highway, Charlotte, Vermont.

Reference is hereby made to the above-mentioned instruments, the records thereof and the references therein contained in further aid of this description.

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to the said Grantee, CND, LLC and its successors and assigns, to its own use and behoof forever; and the said Grantors, for themselves and their heirs and assigns, does covenant with the said Grantee, and their heirs and assigns, that until the ensealing of these presents, the Grantors are the sole owners of the Premises, and have good right and title to convey the same in the manner aforesaid, that the said Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and they hereby engages to **WARRANT** and **DEFEND** the same against all lawful claims whatever, except as aforementioned.

IN WITNESS WHEREOF, RAYMOND F. ALLEN and **CHARLOTTE S. ALLEN** do hereby execute this Warranty Deed as of this 22nd day of April, 2005.

IN PRESENCE OF:

Simon B. Pierce
Witness

William A. Mason, as attorney in fact for Raymond F. Allen and Charlotte S. Allen

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Burlington, in said County this 22nd day of April, 2005, personally appeared, **WILLIAM A. MASON, IV**, as attorney in fact for **RAYMOND F. ALLEN** and **CHARLOTTE S. ALLEN**, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of **RAYMOND F. ALLEN** and **CHARLOTTE S. ALLEN**.

Before me: Judy A. Backard
Notary Public

Notary commission issued in Chittenden County
My commission expires: 2/10/07

CHARLOTTE TOWN CLERK'S OFFICE
2nd May 05
10 00 A
156 72
Mary A Mead

ACKNOWLEDGEMENT
Return Received (Including Certificates and, If Required, Act 250 Disclosure Statement) and Tax Paid.
Signed Mary A Mead Clerk
Date May 3, 2005