

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS: THAT I,**

**KAREN J. HAMMOND,**

of Ludlow, in the County of Windsor and State of Vermont, Grantor, in the consideration of One Dollar and other valuable consideration paid to my full satisfaction by

**24 FOX LANE, LLC,**

a Vermont limited liability company, Grantee, by these presents, do freely **GIVE, GRANT, SELL,**

**CONVEY AND CONFIRM** unto the said Grantee,

**24 FOX LANE, LLC,**

and its administrators and assigns forever, a certain piece of land in Ludlow, in the County of Windsor and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Karen J. Hammond by Quit Claim Deed of Wayne L. Hammond and Raymond H. Webb dated July 24, 2003 and recorded August 11, 2003 in Book 245, Pages 430-431 of the Town of Ludlow Land Records.

"Being all and the same lands and premises conveyed to Raymond H. Webb and Wayne L. Hammond by Quitclaim Deed of Lowell F. Hammond and Karen J. Hammond dated March 26, 1997 and recorded March 28, 1997 in Book 166, at Page 407 of the Town of Ludlow Land Records.

'Being all and the same lands and premises conveyed by Bessie I. Webb, Lowell F. Hammond and Karen J. Hammond to Lowell F. Hammond and Karen J. Hammond by Quitclaim Deed dated January 4, 1989 and recorded on January 5, 1989 in Book 120 at pages 547-548 of the Ludlow Land Records and therein more particularly described as follows:

'All the lands and premises conveyed to the said Lowell F. Hammond, Karen J. Hammond and Bessie I. Webb by a quitclaim deed dated October 12, 1978 from Martin Nitka, Esq. Trustee, said deed being recorded in Book 71 at Pages 42-44 of the Ludlow Land Records and described therein as follows, viz:

'All and the same lands and premises conveyed to the said Martin Nitka, Trustee from Lowell F. Hammond and Karen J. Hammond by deed dated October 12, 1978 to be recorded in the Ludlow Land Records and also being all and the same land and

premises conveyed to the said Lowell F. Hammond and Karen J. Hammond from Bessie I. Webb by Warranty Deed dated April 26, 1972 recorded in Vol. 60, Page 137 of Ludlow Land Records and in said deed described as follows:

'Being a portion of the same lands and premises conveyed to Bessie I. Webb. by Wallace C. Schinoski by deed dated October 9, 1970 and recorded in Book 58, page 173 of the Ludlow Land Records. The premises are more particularly described as follows:

'Beginning at Station 181 + 87 on the easterly side of Vermont Highway Route # 103 and Ludlow Town Highway # 17; thence southwesterly along the easterly side of the road right of way 52 feet to Station 182 + 14; thence southwesterly along the road right of way 165 feet to Station 183 + 50; thence southerly 260 feet to an iron pin set; thence easterly 124' a distance of 515 Feet to the center of the Black River; thence northerly along the center of the Black River 680 feet to the bridge crossing Town Highway #17; thence southwesterly 226 feet along the southerly side of the right of way of Town Highway #17 to station 181 +87, it being the place of beginning. Grantor hereby grants and conveys any and all rights she has to the center line of Town Highway #17 and Vermont Highway Route #103. The station numbers were take from a survey "Map Project SO 145(3) and FO 25-1 (6) dated June 26, 1963, which materials were on file in the Ludlow Town Clerk's Office. The parcel herein conveyed is believed to contain approximately 5 acres and is conveyed subject to any and all right of ways of record and may be subject to a perpetual lease for glebe lands, so-called, a copy of said lease, running by and between the selectmen of the Town of Ludlow and Halford E. Webb and Bessie I. Webb, dated September 14, 1946, is recorded in Book 45, Page 436 of the Land Records of the Town of Ludlow.

Said lands and premises are conveyed subject to all utility easements and rights-of-way of record in the Ludlow Land Records.

Reference is hereby made to the aforementioned deed, to the deeds mentioned therein and to the Town of Ludlow Land Records in aid of this description."

**TO HAVE AND TO HOLD** all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee,

**24 FOX LANE, LLC**

and its administrators and assigns, to her own use and behoof forever; And I the said

Grantor,

**KAREN J. HAMMOND,**

and my heirs and assigns, do covenant with the said Grantee,

24 FOX LANE, LLC

and its administrators and assigns that until the ensembling of these presents, I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid; that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid; and hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 day of November, A.D. 2006.

IN PRESENCE OF

[Signature]  
Witness

[Signature]  
KAREN J. HAMMOND

STATE OF (Vermont)  
COUNTY OF (Ludlow), SS.

At Ludlow (city or town), in said County and State, this 10<sup>th</sup> day of November, A.D. 2006, KAREN J. HAMMOND personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me [Signature]  
Notary Public

My commission expires: 2-10-07

ACKNOWLEDGEMENT  
RETURNED RECEIVED  
(INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250  
DISCLOSURE STATEMENT AND TAX PAID.  
SIGNED [Signature] CLERK  
DATE 11/13/2006

BRIMMINGHAM & MOORE, P.C.  
ATTORNEYS AT LAW  
BOX 247  
LUDLOW, VERMONT  
05149-0247

LUDLOW, VT Town Clerk's Office  
Received For Record  
November 13, 2006  
at 9 o'clock 31 minutes 47 M  
Recorded in Book 305 Page 422-424  
[Signature]

**RESOLUTION AND AUTHORIZATION**

of

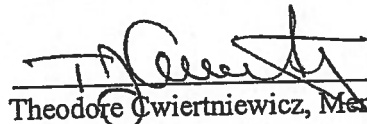
**24 Fox Lane, LLC**  
a Vermont Limited Liability Company

The 24 Fox Lane, LLC, hereby resolves that Gregory V. Mauriello, Esq., of Ludlow, Vermont is authorized to take any and all actions to complete the purchase of real estate known as and located at 24 Fox Lane, Ludlow, Vermont, including but not limited executing purchase and sale contracts, contract amendments, property transfer tax returns, promissory notes, mortgages, riders, closing statements, all required disclosures and affidavits, and any and all other documents incident to the purchase, and to receive all reimbursements and to pay all closing expenses, including legal fees and other costs.

Dated at Wallingford, Connecticut, this 11<sup>th</sup> day of November, 2006.

**24 FOX LANE, LLC**

By:

  
Theodore Cwierniewicz, Member

 11/10/06  
Jeffrey A. James, Member