

JANE COLE REALTY, LLC

to

NORTH LIGHTS INVESTMENT LLC.

Taken from the office 5/26/05 . By Andrea @ c+c

Document, Recorded in Book 419 at Page
 April 19 , A. D. 20 05 at 3 o'clock 00 minutes p M. 135
 By Timothy R. Cochran
 Town Clerk.

- See bk. 308
 - Pg. 124 for
 Affidavit

WARRANTY DEED REGARDING 736 MAIN STREET

KNOW ALL MEN BY THESE PRESENTS that, JANE COLE REALTY, LLC, a Vermont Limited Liability Company, mailing address P.O. Box 292, Bennington, Vermont 05201, hereinafter referred to as **GRANTOR**, in consideration of One Dollar and Other Good and Valuable Consideration paid to **GRANTOR'S** full satisfaction by NORTH LIGHTS INVESTMENT LLC, a Vermont Limited Liability Company, mailing address P.O. Box 1939, Manchester Center, Vermont 05255, hereinafter referred to as **GRANTEE**, by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said **GRANTEE**, its successors and assigns forever, a certain piece of land in Bennington, in the County of Bennington and State of Vermont, described as follows, viz:

Being all and the same lands and premises described as set forth in Exhibit A attached hereto and incorporated herein by reference, captioned: "**DESCRIPTION FOR 736 MAIN STREET.**"

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said **GRANTEE**, its successors and assigns, to its own use and behoof forever.

And the said **GRANTOR**, for itself and its successors and assigns, does covenant with the said **GRANTEE**, and its successors and assigns, that until the ensealing of these presents, the **GRANTOR** is sole owner

manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as stated above.

GRANTOR hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as stated above.

IN WITNESS WHEREOF, **GRANTOR** hereunto sets its hand and seal this 1ST day of April, 2005.

JANE COLE REALTY, LLC

By: Eva Jane Cole L.S.
EVA JANE COLE-Managing Director

STATE OF VERMONT
COUNTY OF BENNINGTON, SS.

At Bennington in said County and State, this 1ST day of April, 2005, EVA JANE COLE, Managing Director of JANE COLE REALTY, LLC, personally appeared, and acknowledged this instrument signed by her to be her free act and deed and the free act and deed of JANE COLE REALTY, LLC.

Before me

John H. Williams, II
Notary Public

My commission expires 02/10/07

Vermont Property Transfer Tax
32 V.S.A. Chap. 231

-ACKNOWLEDGEMENT-

Return Rec'd. - Tax Paid

Signed Timothy R. Wrenn Clerk

Date Apr. 19 2005

EXHIBIT ADESCRIPTION FOR 736 MAIN STREET

Being all and the same lands and premises conveyed by Eva Jane Cole to Jane Cole Realty, LLC, by warranty deed dated July 15, 2003 and recorded July 15, 2003 at Book 397, Page 94 of the Land Records of the Town of Bennington, Vermont, in which deed the land and premises thereby conveyed were more particularly described as follows:

"Being all and the same lands and premises which were designated "Property No. 16" in the quitclaim deed from William H. Morse to The William H. Morse Living Trust, dated March 21, 1991 and recorded on March 28, 1991 at Book 0-290, Page 8 of the Bennington Land Records, which conveyance was subsequently confirmed by a quitclaim deed of William H. Morse to William H. Morse, Trustee of The William H. Morse Living Trust, dated July 26, 1993 and recorded July 27, 1993 at Book 0-306, Page 154 of the said Land Records. A Notice of Declaration of Trust by the said William H. Morse dated March 21, 1991, was recorded on March 28, 1991 at Book 0-290, Page 7 of the said Land Records. A Notice of Restatement of Declaration of Trust was recorded on October 23, 1995 at Book 0-322, Page 117 of the said Land Records. A Notice of Supplementing Amendment to Restatement was recorded on July 3, 1997 at Book 0-334, Page 202 of the said Land Records.

"PROPERTY NO. 16
736 MAIN STREET (N/S)

'Beginning at an iron pipe in the north line of Main Street marking the southwest corner of other lands of William H. Morse (identified as Property No. 15 herein) and the southeast corner of the premises hereby described; thence running westerly along the north line of Main Street 178.0 feet to an iron rod marking the southeast corner of a parcel of land conveyed by William H. Morse to John H. and Sandra L. Redding by deed recorded at Book 0-255, Page 125 of the Bennington Land Records; thence turning an included angle of 88° 00' and running northerly along the westerly side of a concrete curb marking the easterly line of the said Redding parcel 273.19 feet to an iron rod in the south line of Coolidge Street; thence turning an included angle of 82° 23' 30" and running easterly along the south line of Coolidge Street 191.03 feet to an iron rod marking the northwest corner of lands now or formerly of Alice King; thence turning an included angle of 90° 00' and running southerly 120.7 feet

along the said King lands to an iron rod marking the northwesterly corner of the aforementioned other lands of William H. Morse; thence turning an included angle of 189° 47' and running southerly along the west line of said other lands of William H. Morse 121.83 feet to the point of beginning.'

The foregoing description is taken from a survey map entitled