

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that We, **Keith D. Carter, Tara M. Carter**, of St. Albans in the County of Franklin and State of Vermont, and **Sean Jones and Erin Whitcomb**, of Cambridge in the County of Lamoille and State of Vermont, Grantors, in consideration of TEN OR MORE Dollars paid to our full satisfaction by **Keith D. Carter and Tara M. Carter**, of St. Albans in the County of Franklin and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, **Keith D. Carter and Tara M. Carter**, husband and wife, tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Towns of Underhill and Westford, in the County of Chittenden and State of Vermont, described as follows, viz:

Being Lot No. 1, consisting of 60.41 acres, as described on a Plat entitled "Total Stations Subdivision Survey for Carter, Jones, and Whitcomb, Underhill, Vermont" dated 6/16/05 prepared by Carroll A. Peters and recorded at Map Slide 223A of the Town of Underhill Land Records.

Being part of all and the same lands and premises conveyed to Keith D. Carter, Tara M. Carter, Sean Jones and Erin Whitcomb by Warranty Deed of Corbin Dixon and Vivian I. Matthews dated July 7, 2003 and of record in Volume 127 at Pages 384-386 of the Town of Underhill Land Records and in Volume 109 at Pages 201-203 of the Town of Westford Land Records.

Included by Quit Claim only is access gained through lands and premises of Hobart as particularly described in a deed from Dennis L. Ailor and Jane A. Ailor to Walter E. Matthews, Vivian I. Matthews and Corbin Dixon dated June 27, 1991 and recorded in Volume 62 at Page 491 of the Westford Land Records.

This conveyance is subject to an benefitted by the following:

1. Fifty foot right of way for ingress and egress including utility, drainage and slope rights in favor of Lot No. 2, as depicted on the above-referenced Plat;
2. Wastewater System and Potable Water System Permit No. WW-4-2431 dated August 23, 2005 and recorded in Volume ___ at Page ___ of the Town of Underhill Land Records; and
3. Underhill Planning Commission Subdivision Approval dated September 13, 2005 and recorded in Volume ___ at Page ___ of the Town of Underhill Land Records.

To said deed, plan of land, the records thereof and to all deeds and records therein referred to, reference is hereby made in aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said **Keith D. Carter and Tara M. Carter**, husband and wife, tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and We, the said **Keith D. Carter, Tara M. Carter, Sean Jones and Erin Whitcomb**, Grantors, for ourselves and our heirs and assigns, do covenant with the said Grantees, **Keith D. Carter and Tara M. Carter**, and their heirs and assigns, that until the ensembling of these presents we are the sole owners 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 We do hereby engage to WARRANT AND

DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF, We hereunto set our hands and seals this ^{5th} ~~5th~~ day of October A.D. 2005.

IN THE PRESENCE OF:

Nancy M. Geiso
Witness to all
Nancy M. Geiso

[Signature]
Keith D. Carter

Tara M. Carter
Tara M. Carter

[Signature]
Sean Jones

[Signature]
Erin Whitcomb

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At ~~Five~~ 5th day of October A.D. 2005, Keith D. Carter, Tara M. Carter, Sean Jones and Erin Whitcomb personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, [Signature]
Notary Public
Daniel H. Overton
My commission expires: 2/10/07

e:\deed\Carter wd {hjd/cml}

Received for record October 6 2005 at 10:30 AM

ATTEST [Signature], Town Clerk