WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **THE BLUE HORSE INN, LLC,** a Vermont Limited Liability Company having its principal place of business in Woodstock, County of Windsor and State of Vermont, Grantor, in the consideration of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATION** paid to its full satisfaction by **INNCREDIBLE HOSPITALITY CORPORATION,** a Vermont corporation having its principal place of business in Woodstock, County of Windsor and State of Vermont, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto said Grantee, **INNCREDIBLE HOSPITALITY CORPORATION,** its successors and assigns forever, certain lands and premises in Woodstock, in the County of Windsor and State of Vermont, described as follows, viz:

It being all and the same lands and premises as were conveyed to The Blue Horse Inn, LLC by Limited Warranty Deed of People's United Bank d/b/a Chittenden Bank, Successor in Interest by Merger to Chittenden Bank, dated August 27, 2009 and recorded in Book 219 at Page 553 of the Woodstock Land Records, and more particularly described therein as follows:

> Being all and the same lands and premises acquired by People's United Bank d/b/a Chittenden Bank, Successor in Interest by Merger to Chittenden Bank by Order of Confirmation of Foreclosure Sale in an action entitled *CHITTENDEN TRUST COMPANY D/B/A CHITTENDEN BANK v. THE LAUREN GROUP, LLC; et al,* Windsor Superior Court, Docket No. 289-4-08 Wrcv, dated December 11, 2008, and recorded in the Town of Woodstock Land Records in Book 215, at Pages 90-93 and more particularly described as follows:
>
> Being all and the same lands and premises conveyed to The Lauren Group, LLC by Limited Warranty Deed of Three Church Street, Ltd., dated May 21, 2005 and recorded in Book 192, Page 15 of the Town of Woodstock Land Records.

The property is further described as located at Three Church Street, Woodstock, Vermont and consisting of 1.95 acres, more or less, with buildings thereon.

Reference is hereby made to the abovementioned deeds and survey and to the records thereof, and to the deeds and records therein referred to in aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **INNCREDIBLE HOSPITALITY CORPORATION,** and its successors and assigns, to its own use and behoof forever. And the said Grantor, **THE BLUE HORSE INN, LLC** for itself and its successors and assigns, do covenant with the said Grantee, **INNCREDIBLE HOSPITALITY CORPORATION,** and its successors and assigns, that until the ensealing of these presents it is 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 hereinabove mentioned or referred to; And the said Grantor, **THE BLUE HORSE INN, LLC**, does hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as hereinabove mentioned or referred to.

Dated at Woodstock, Vermont this 22nd day of March, 2018.

THE BLUE HORSE INN

By: _____ L.S.
Susan B. Ford **Its duly authorized agent**

STATE OF VERMONT)
WINDSOR COUNTY) SS.

At Woodstock, this 22nd day of March, 2018, Susan B. Ford, **duly authorized agent of THE BLUE HORSE INN, LLC**, personally appeared and she acknowledged this instrument, by him/her sealed and subscribed, to be her free act and deed and the free act and deed of **THE BLUE HORSE INN, LLC.**

Before me _____
Notary Public
Expiration Date: 10 Feb 2019

Vermont Property Transfer 32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
Return Received
Signed F.C. Degener III, Clerk
Date March 22, 2018

WOODSTOCK, VT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
March 22 A.D. 20 18
at 3 o'clock 56 minutes P M
and recorded in Book 263 Page 544-545
Attest: F.C. Degener III
Town Clerk