

QUIT-CLAIM DEED

To all People to whom these Presents shall come, Greeting:

KNOW YE, THAT I, DAVID B. PETERSON, of the Town of Glastonbury, County of Hartford and State of Connecticut (hereinafter the "Grantor"), for divers good causes and consideration thereunto moving, especially for no consideration, received to my full satisfaction of David B. Peterson and Margaret A. Peterson, both of the Town of Glastonbury, County of Hartford and State of Connecticut, Trustees of THE DAVID B. PETERSON REVOCABLE TRUST u/a dated October 12, 2006, (hereinafter the "Grantee"), have remised, released, and forever quit-claimed, and do by these presents, for myself and my heirs, justly and absolutely remise, release, and forever QUIT-CLAIM unto the said Grantee WITH QUIT-CLAIM COVENANTS, all such right and title as I, the said Grantor, have or ought to have in or to a certain piece of land known as 2841 East Mountain Road, in Killington in the County of Rutland and State of Vermont, described as follows, viz:

Being Lot No. 77 on a plan of lots entitled UPPER SPRUCE POND AREA OF KILLINGTON - A COMMUNITY IN VERMONT dated October 1968 drawn by Norman Favor, a copy of which plan was filed in the Town of Sherburne Land Records on December 10, 1968, and being a portion of the lands and premises conveyed to Sherburne Corporation by deed of Harlan H. Booth and wife dated December 23, 1967 recorded in the Town of Sherburne Land Records in Book 23 at Page 563, and more particularly described as follows:

Beginning at an iron pipe located on the east line of Roaring Brook Road marking the southwest corner of the herein conveyed Lot No. 77 and the northwest corner of Lot No. 76. THENCE N 7° 10' W along the east line of said Roaring Brook Road a distance of one hundred seventy-two and fifteen hundredths (172.15) feet to an iron pipe; THENCE S 67° 28' E along the south line of Lot No. 78 a distance of three hundred fifty two and sixty five hundredths (352.65) feet to an iron pipe located in the west line of Rim Road; THENCE S 3° 13' W along the west line of said Rim Road a distance of one hundred fifty six and eighty five hundredths (156.85) feet to an iron pipe; THENCE N 67° 43' W along the north line of Lot No. 76 a distance of three hundred nineteen and three tenths (319.3) feet to an iron pipe located in the east line of said Roaring Brook Road and marking the point and place of beginning. Said Lot No. 77 contains 49,500 square feet, more or less.

All bearings in the above-described parcel are based on magnetic north as of October 1967.

The foregoing parcel is subject to and benefitted by the Declaration of Protective Covenants dated December 2, 1968 recorded in the Town of Sherburne Land Records in Book 24 at Page 299.

Being all the same premises described in a certain Quit-Claim Deed from David B. Peterson and Margaret A. Peterson to the Grantor dated on the date hereof and recorded prior to this deed in the Killington Land Records.

Said premises are subject to taxes, if any, due on the date hereof and thereafter.

Said premises are subject to any and all provisions of any ordinance, municipal regulation or public or private law; to any state of facts which an accurate survey or personal inspection of the premises may disclose; and to any declarations, restrictions, covenants or easements as of record may appear.

IN WITNESS WHEREOF, I, the said Grantor, have hereunto set my hand this 26th day of November, 2008.

Signed and delivered in the presence of:

*[Signature]*

*[Signature]*  
David B. Peterson

*[Signature]*

ACKNOWLEDGMENT  
STATE OF VERMONT  
COUNTY OF RUTLAND  
NOTARY PUBLIC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



WARRANTY DEED**KNOW ALL MEN BY THESE PRESENTS:**

THAT we, WONYONG LEE and SOO FONG LEE, husband and wife, of Berkeley, County of Alameda, and State of California, Grantors, in consideration of the sum of One Dollar and Other Good and Valuable Consideration paid to our full satisfaction by DAVID B. PETERSON and MARGARET A. PETERSON, husband and wife, of Glastonbury, Connecticut, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, DAVID B. PETERSON and MARGARET A. PETERSON, husband and wife, and their heirs and assigns forever, a certain piece of land in Killington, in the County of Rutland and State of VERMONT, described as follows:

Being all and the same lands and premises conveyed to Wonyong Lee and Soo Fong Lee, husband and wife, by Warranty Deed of Louis P. Boroff dated March 18, 1986 and recorded in Book 86 at Page 374 of the Town of Killington Land Records and being more particularly described therein as follows:

Being all and the same lands and premises conveyed to Louis P. Boroff by Warranty Deed of James Esposito and Carol Esposito, husband and wife, Pasquale Valentino and Joan Valentino, husband and wife, and Joseph Farina and Joanne Farina, husband and wife, dated December 9, 1980, which is recorded in Book 48 at Page 516 of the Land Records of the Town of Sherburne, and therein more particularly described:

"Meaning and intending hereby to convey all and the same lands and premises as were conveyed to James Esposito, Carol Esposito, Pasquale Valentino and Joan Valentino and Joseph Farina and Joanne Farina by Warranty Deed of Sherburne Corporation dated September 28, 1979 and recorded in Book 44, Page 495 of the Sherburne Land Records and therein described as follows, viz:

Being Lot No. 77 on a plan of lots entitled UPPER SPRUCE POND AREA OF KILLINGTON - A COMMUNITY IN VERMONT dated October 1968 drawn by Norman Favor, a copy of which plan was filed in the Town of Sherburne Land Records on December 10, 1968, and being a portion of the lands and premises conveyed to Sherburne Corporation by deed of Harlan H. Booth and wife dated December 23, 1967 recorded in the Town of Sherburne Land Records in Book 23 at Page 563, and more particularly described as follows:

Beginning at an iron pipe located on the east line of Roaring Brook Road marking the southwest corner of the herein conveyed Lot No. 77 and the northwest corner of Lot No. 76. THENCE N 7° 10' W along the east line of said Roaring Brook Road a distance of one hundred seventy two and fifteen hundredths (172.15) feet to an iron pipe; THENCE S 67° 28' E along the south line of Lot No. 78 a distance of three hundred fifty two and sixty five hundredths (352.65) feet to an iron pipe located in the west line of Rim Road; THENCE S 3° 13' W along the west line of said Rim Road a distance of one hundred fifty six and eighty five hundredths (156.85) feet to an iron pipe; THENCE N 67° 43' W along the north line of Lot No. 76 a distance of three hundred nineteen and three tenths (319.3) feet to an iron pipe located in the east line of said Roaring Brook Road and marking the point and place of beginning. Said Lot No. 77 contains 49,500 square feet, more or less.

All bearings in the above-described parcel are based on

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magnetic north as of October 1967.

The foregoing parcel is subject to and benefitted by the Declaration of Protective Covenants dated December 2, 1968 recorded in the Town of Sherburne Land Records in Book 24 at Page 299.

Said lands and premises are subject to the rights conveyed to Central Vermont Public Service Corporation by deed dated February 22, 1968 recorded in the Town of Sherburne Land Records in Book 24 at Page 178.

Reference is hereby made to the above-mentioned deeds, restrictive covenants and the references contained therein for a more particular description."

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, DAVID B. PETERSON and MARGARET A. PETERSON, husband and wife, and their heirs and assigns, to their own use and behoof forever; and we the said Grantors, WONYONG LEE and SOO FONG LEE, husband and wife, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, DAVID B. PETERSON and MARGARET A. PETERSON, husband and wife, 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 hereby engage to **Warrant and Defend** the same against all lawful claims whatsoever, except as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10<sup>th</sup> day of November 2006.

In the Presence Of:

[Signature]  
Witness as to both

Wonyong Lee  
WONYONG LEE

Soo Fong Lee  
SOO FONG LEE

STATE OF VERMONT )  
COUNTY OF Rutland ) ss:

On this 10<sup>th</sup> day of November, 2006, before me personally appeared WONYONG LEE and SOO FONG LEE, husband and wife, to me known to be the persons who executed the foregoing instrument, and they thereupon duly acknowledged to me that they executed the same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the date and year first above written.

[Signature]  
Notary Public

My commission expires: 2/10/07

Received for record November 13 A.D., 2006 at 1:35 p.m.  
Attest: Paula Ludwig-Meyer Killington Town Clerk

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Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
- ACKNOWLEDGMENT -  
Return No. 160 06  
Signed Paula Ludwig-Meyer Clerk  
Date 11/13/06

ELVIN B. NEISNER, JR.  
ATTORNEY AT LAW  
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KILLINGTON, VERMONT 05751  
(802) 773-3386