

KNOW ALL MEN BY THESE PRESENTS THAT I, Peter R. Hicks of Milton in the County of NORFOLK and State of Massachusetts, Grantor, in the consideration of One Dollar paid to my full satisfaction by Elizabeth R. Hicks of Bloomfield in the County of Hartford and State of Connecticut, Grantee, have REMISED, RELEASED AND FOREVER QUITCLAIMED unto the said Elizabeth R. Hicks all right and title which I, Peter R. Hicks or my heirs have in and to a certain piece of land in Fayston in the County of Washington and State of Vermont, described as follows:

Being all and the same land and premises conveyed to Peter R. Hicks and Elizabeth R. Hicks by G-1 Partnership by warranty deed dated December 17, 1985 and recorded on December 28, 1985 in Book 48 at Pages 178-179 of the Town of Fayston Land Records.

Being Unit No. 1B, Group G, Phase I in The Battleground Condominium located in the Town of Fayston, County of Washington and State of Vermont, existing under and pursuant to a Declaration of Condominium dated January 2, 1975, recorded in Book 30, Page 186 of the said land records, together with amendments thereto; together with an undivided 1.51% fee interest in the common areas and facilities of said Battleground Condominium and the real property described in the aforesaid Declaration, as amended, and attachments thereto.

This conveyance is made subject to the provisions of the Vermont Condominium Ownership Act (Title 27 V.S.A., §1301-1329, as amended) and to the conditions, restrictions, easements, covenants and agreements set forth in the Declaration of The Battleground Condominium, as amended, together with the exhibits attached thereto, as aforesaid.

The land and premises conveyed hereby are subject to the rules and regulations of The Battleground Condominium Owners' Association, Inc., and to certain covenants, restrictions, obligations, easements, rights-of-way, reservations and encumbrances, all as more particularly set forth or referenced in the above-mentioned deed to the grantors herein recorded in Book 34, Page 472 of said land records.

Reference is hereby made to said deeds and Declaration of Condominium and their respective records, to all references therein and to the Fayston Land Records in aid of this description.

TO HAVE AND TO HOLD all right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said Grantee Elizabeth R. Hicks and her heirs and assigns forever.

AND FURTHERMORE, I, the said Grantor, Peter R. Hicks, do for my heirs, executors and administrators, covenant with the said Grantee, Elizabeth R. Hicks and her heirs and assigns, that from and after the ensembling of these presents, the said Peter R. Hicks will have and claim no right, in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 30th day of December, 1992.

IN PRESENCE OF

Karen E. Claff Peter R. Hicks L.S.
Donna Spaulding Peter R. Hicks

STATE OF MASSACHUSETTS
COUNTY OF PLYMOUTH, SS.

At Milton this 30th day of December, 1992,
Peter R. Hicks personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me Donna Spaulding
Mary Public
(Title) October 21, 1994
Notary Seal

ACKNOWLEDGEMENT
RETURNED RECEIVED
(including certificates and, if required ACT 250 disclosure statement) and Tax Paid
RETURN NO. 97-05-008
SIGNED Virginia Varney, CLERK
DATE 05/23/97

FAYSTON TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
DATE 05/23/97 TIME 11:05 AM
RECORDED IN BOOK 72 PAGE 205-206
ATTEST Virginia Varney TOWN CLERK