

EXHIBIT A

Recorded in LAND Book 68 Page 96-98
at 10:00 o'clock 15 minutes 1 of 11 A.M.
of the 19th day of Nov 2004 A.D.
at Shelton Vermont. Tom Clark

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That Mark C. Allen, a single person, of Marshfield, in the County of Washington and State of Vermont, GRANTOR (whether singular or otherwise, hereinafter referred to as "Grantor"), in the consideration of TEN AND MORE DOLLARS paid to Grantor's full satisfaction by Arthur Nadel of Sarasota, in the County of Sarasota and State of Florida, GRANTEE (whether singular or otherwise, hereinafter referred to as "Grantee"), by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, Arthur Nadel, a single person, and Grantee's heirs and assigns forever, a certain piece of land in Marshfield, in the County of Washington and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Mark C. Allen and Lisa D. Allen by Warranty Deed of Victor A. Holmes, Christy L. Reyes and Joey Q. Reyes of record at Volume 59, Pages 296-297 of the Town of Marshfield Land Records. Also being all and the same lands and premises conveyed to Mark C. Allen by Quit Claim Deed of Lisa D. Allen dated June 19, 2002 and of record at Volume 66, Pages 550-551 of said Land Records.

Being a parcel of land, said to contain 15 acres, more or less, together with dwelling house, barn and other improvements thereon, located on United States Route No. 2 and designated as 3343 US Route 2, Marshfield, Vermont.

Said lands and premises are more particularly described in said deed as follows:

"Being all and the same lands and premises conveyed to Victor A. Holmes, Christy L. Reyes and Joey Q. Reyes by the Warranty Deed of Sheila Remick Lilley, a/k/a Sheila I. Ricker, Sheila Iris Ricker and Sheila Iris Remick, joined by Kirk R. Lilley, dated October 2, 2000 and recorded in Book 55 at Pages 252-254 of the Marshfield Land Records, wherein the subject property is more particularly described as follows:

"Being all and the same land and premises conveyed to Roderic and Sheila Ricker (now Sheila

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Remick Lilley) by warranty deed from Richard and Debra McSheffrey dated July 10, 1992 and recorded in Book 43, Page 102 of the Town of Marshfield Land records, the interest of the said Roderic Ricker having been transferred to the Grantor herein by Order of the Washington County Family Court in re Ricker v. Ricker, Docket #F-333-8-97 WnDmd, dated November 4, 1998 and recorded in Book 52, Page 246-249 of the aforesaid land records AND by quitclaim deed from the said Roderic Keenan Ricker to Sheila Iris Remick (Formerly Ricker and now Sheila Remick Lilley), dated December 18, 1998 and recorded in Book 52, Page 132 of said land records.

Specifically excepted from the aforesaid property is boundary adjustment land conveyed to Hazel H. Lamberton by quitclaim deed dated June 24, 1993 and recorded in Book 44, Page 138 of said land records.

Also conveyed by this instrument is all and the same land and premises conveyed to said Rickers by quitclaim deed of Denise L. Goodrich, Executrix of the Hazel H. Lamberton Estate, dated April 13, 1998 and recorded in Book 50, Page 378 of the aforesaid land records, said quitclaim correcting a previous quitclaim boundary adjustment exchange deed from the said Hazel H. Lamberton to said Rickers, dated June 25, 1993 and recorded in Book 44, Page 142 of said land records."

Reference is hereby made to the above-mentioned deeds, the records thereof and to the deeds and records therein contained, all in further aid of this description.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **Arthur Nadel**, a single person, and Grantee's heirs and assigns, to Grantee's own use and behoof forever;

And the said Grantor, **Mark C. Allen**, for Grantor and Grantor's heirs, executors and administrators, does covenant with the said Grantee, and Grantee's heirs and assigns, that until the ensealing of these presents Grantor is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid, and except for all utility easements as may appear of

record, provided that such exception shall not reinstate any such utility easements previously extinguished by Title 27 Vermont Statutes Annotated, Chapter 5, Subchapter 7; and Grantor hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and acknowledged this 3rd day of September A.D. 2004.

IN THE PRESENCE OF

Judy A. MacDonald Kelly Knight-Kirby
Witness Mark C. Allen by Kelly Knight-Kirby
acting under General Power of Attorney
dated December 27, 2003

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At Barre this 3rd day of September A.D. 2004, Kelly Knight-Kirby attorney in fact for Mark C. Allen, personally appeared and acknowledged this instrument, by her sealed and subscribed to be her free act and deed and the free act and deed of Mark C. Allen.

[Signature]
Notary Public
My commission expires: 3/10/07

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ACKNOWLEDGEMENT

Vermont Property Transfer Tax Return received including certificates, Act 250 disclosure statement if required and tax paid per 32 USA Chap. 231

Return No. MA 04-40
Signed Judy Galt asst, Clerk
Date September 8, 2004

Nadel Receivership
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