

# EXHIBIT J

Warrant of Town Clerk's Office  
Deed recorded 9/11/04  
9:00 o'clock 10 minutes A.M.  
Book 6, Page 170  
Sheila Remick Lilley Town Clerk

## WARRANTY DEED

### KNOW ALL PERSONS BY THESE PRESENTS

THAT I, ARTHUR NADEL, of Sarasota, County of Sarasota, and State of Florida, Grantor, in the consideration of One Dollar and Other Good and Valuable Considerations paid to my full satisfaction by ARTHUR NADEL, TRUSTEE OF THE CLARK/NADEL REVOCABLE TRUST DATED SEPTEMBER 2, 2004, of Sarasota in the County of Sarasota, and State of Florida Grantee, by these presents do freely Give, Grant, Sell, Convey And Confirm unto the said Grantee, ARTHUR NADEL, TRUSTEE OF THE CLARK/NADEL REVOCABLE TRUST DATED SEPTEMBER 2, 2004, and his heirs and assigns forever, a certain piece of land in Town of Marshfield, in the County of Washington and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Arthur Nadel by Warranty Deed of Mark C. Allen dated September 3, 2004, and about to be recorded in the Land Records of the Town of Marshfield. Said lands and premises are more particularly described as follows:

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 dated February 27, 2002, and recorded February 28, 2002 in Book 59 at Page 96 of the Land Records of the Town of Marshfield. The interest of Lisa D. Allen was conveyed to Mark C. Allen by Quitclaim Deed dated June 19, 2002, and recorded February 24, 2004, in Book 66, Page 550 of the Land Records of the Town of Marshfield. Said lands and premises are more particularly described as being all and the same lands and premises conveyed to Victor A. Holmes, Christy L. Reyes and Joey Q. Reyes by Warranty Deed of Sheila Remick Lilley dated October 2, 2000, and recorded in Book 55, Page 252 of the Land Records of the Town of Marshfield.

Specifically excepted from the aforesaid property is boundary adjustment land conveyed to Hazel H. Lamberton by Quitclaim Deed dated June 25, 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 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 Rickers dated June 25, 1993, and recorded in Book 44, Page 142 of said Land Records.

Reference may be had to the above-mentioned deeds and their records and to all other deeds and records in the chain of title for a more complete and particular description of the land and premises herein conveyed.

This conveyance is made subject to and with the benefit of any utility easements, public rights-of-way, spring rights, easements for ingress and egress, and rights incidental to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate

TRUSTEE OF THE CLARK/NADEL REVOCABLE TRUST DATED SEPTEMBER 2, 2004 ,  
and his heirs and assigns, that until the enscaling of these presents I am 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 aforesaid; and I hereby engage to **Warrant And  
Defend** the same against all lawful claims whatever, except as aforesaid.

In Witness Whereof, I hereunto set my hand and seal this 13<sup>th</sup> day of September,  
2004

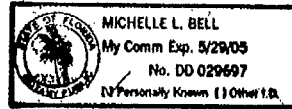
In Presence Of

M. J. Just Arthur Nadel L.S.  
witness Arthur Nadel

State Of Florida

County of Sarasota, ss. At Sarasota, this 13<sup>th</sup> day of September, 2004 personally  
appeared Arthur Nadel, and he acknowledged this instrument by him sealed and subscribed, to be  
his free act and deed.

Before me Michelle L. Bell  
Notary Public



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 04-44

Signed Shirley Falls asst. Clerk

Date Sept. 22, 2004