

# EXHIBIT M

RECEIVED & RECORDED  
On December 18, 2008  
At 11:20 A.M.  
Book 82 Page 92-93  
Edwin Valente Asst  
Town Clerk, Marshfield, VT

## **WARRANTY DEED**

### **KNOW ALL PERSONS BY THESE PRESENTS**

THAT I, ARTHUR NADEL, TRUSTEE OF THE CLARK/NADEL REVOCABLE TRUST DATED SEPTEMBER 2, 2004, 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 GEOFFREY NADEL AND ANNE NADEL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, of Town of Marshfield in the County of Washington, and State of Vermont **Grantees**, by these presents do freely **Give, Grant, Sell, Convey And Confirm** unto the said **Grantees**, GEOFFREY NADEL AND ANNE NADEL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, and their 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:

Parcel One. Being all and the same lands and premises conveyed to Arthur Nadel, Trustee of the Clark/Nadel Revocable Trust Dated September 2, 2004, by Warranty Deed of Arthur Nadel dated September 13, 2004, and recorded September 22, 2004 in Book 69 at Page 169 of the Town of Marshfield Land Records. Said lands and premises are more particularly described as follows:

Being all and the same lands and premises conveyed to Arthur Nadel by Warranty Deed of Mark C. Allen dated September 3, 2004, and recorded September 8, 2004 in Book 69 at Page 96 of the Town of Marshfield Land Records.

Parcel Two. Being all and the same lands and premises conveyed to Arthur Nadel, Trustee of the Clark/Nadel Revocable Trust Dated September 2, 2000 (the date is incorrect, and the correct date should be September 2, 2004) by Warranty Deed of Raivo Kynnapp dated July 29, 2005, and recorded August 2, 2005 in Book 72 at Page 215 of the Town of Marshfield 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 any such encumbrance previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated

**To Have And to Hold** said granted premises, with all the privileges and appurtenances thereof, to the said **Grantees**, GEOFFREY NADEL AND ANNE NADEL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, and their heirs and assigns, to their own use and behoof forever; And I, ARTHUR NADEL, TRUSTEE OF THE CLARK/NADEL REVOCABLE TRUST DATED SEPTEMBER 2, 2004, the said **Grantor**, for myself and my heirs, executors and administrators, do covenant with the said **Grantees**, GEOFFREY NADEL AND ANNE NADEL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, and their heirs and assigns, that until the ensealing 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 7<sup>th</sup> day of November, 2008

In Presence Of

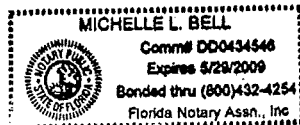
[Signature]  
witness

[Signature] L.S.  
Arthur Nadel, Trustee of the Clark/Nadel  
Revocable Trust Dated September 2, 2004

State Of Florida

County of Sarasota, ss. At Sarasota, this 7<sup>th</sup> day of November, 2008 personally appeared Arthur Nadel, Trustee of the Clark/Nadel Revocable Trust Dated September 2, 2004, 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 259 disclosure statement if required and tax paid per 32 USA Chap. 231  
Return No. MA08-38  
Signed [Signature] Clerk  
Date December

**MEMORANDUM OF TRUST AND CERTIFICATE OF AUTHORITY**  
Pursuant to 27 VSA §32

NOW COMES Arthur Nadel of Sarasota, Florida, Trustee of the Clark/Nadel Revocable Trust Dated September 2, 2004, and hereby states the following:

1. The Grantor of said Trust is Arthur Nadel.
2. Arthur Nadel is the initial Trustee of the Trust.
3. The Trust has not been amended, nor revoked.
4. No provision of the Trust limits the authority granted to the Trustee to deal

with the Trust estate.

5. The Trust is not supervised by any Court.
6. The Trust contains the following provision:

“Section 8.6 The Trustee shall . . . have the following powers . . .

A) To sell, mortgage, purchase or grant or acquire options to purchase and convey any security or property real or personal held in this Trust, at public or private sale, and at a time and place and upon terms and conditions . . . as the Trustee may determine.”

7. No beneficiary's consent is necessary to allow any transfer of real estate by the Trustee.

8. Said information is true and correct as of this date.

Dated this 7<sup>th</sup> day of November, 2008, at Sarasota, County of Sarasota,

State of Florida.

In Presence Of:

[Signature]

witness

[Signature]

Arthur Nadel

[Signature]

witness

STATE OF FLORIDA

COUNTY OF SARASOTA, SS

At Sarasota, in said County, this 7<sup>th</sup> day of November, 2008, Arthur Nadel personally appeared and made oath to the truth of the foregoing.

Before me, Michelle L. Bell  
Notary Public

MICHELLE L. BELL  
Comm# DD0434546  
Expires 6/29/2009  
Bonded thru (800)432-4264  
Florida Notary Assn., Inc

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MICHAEL D. CACCAVO  
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P.O. BOX 458  
BARRE, VT 05644



Nadel Receivership  
Caccavo000035