

EXHIBIT 0

AUG 09 2005

Marshfield Town Clerk's Office
~~WARRANTY DEED~~ Rec'd for Record 8/12
at 8:00 o'clock 55 Book 72
Recorded in 44 Book 72 Page 2
Attest: S. S. S. Asst. Town C

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, RAIVO KYNNAP of Roxbury, County of Washington, State of Vermont, Grantor, in consideration of Ten and more Dollars paid to my full satisfaction by ARTHUR NADEL, TRUSTEE OF THE CLARK/NADEL REVOCABLE TRUST DATED SEPTEMBER 2, 2000, of Sarasota, Florida, Grantee, by these presents does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, ARTHUR NADEL, TRUSTEE OF THE CLARK/NADEL REVOCABLE TRUST DATED SEPTEMBER 2, 2000 and its successors and assigns forever, certain land and premises in the Town of Marshfield, County of Washington and State of Vermont, described as follows:

Being all and the same land and premises conveyed to Grantor herein by Executor's Deed of Denise L. Goodrich, Executrix of the Goods, Chattels and Estate of Hazel H. Lamberton dated April 13, 1998 of record at Book 50, Pages 382-385 of the Marshfield Land Records.

Being a part or portion of the land and premises conveyed to John Lamberton (previously deceased) and the late Hazel H. Lamberton, husband and wife, by warranty deed of Richard H. Amidon dated July 16, 1953 of record at Book 24, Page 247 of the Marshfield Land Records.

Reference is also had to quitclaim deeds and the conveyances therein between the said Hazel H. Lamberton and Roderic K. and Sheila Ricker dated June 25, 1993 of record at Book 44, Page 134 and Book 44, Page 142 of the Marshfield Land Records, and to a corrective quitclaim deed of even dated herewith from Denise L. Goodrich, Executrix of the late Hazel H. Lamberton Estate, to Roderic K. Ricker and Sheila I. Ricker to be recorded in the Marshfield Land Records.

The land and premises herein conveyed consist of a parcel of land 3.52 acres, more or less, in size together house and other improvements thereon, and a spring and right of way appurtenant thereto and subject to a 2-rod right of way, all situated easterly of U.S. Route 2 in Marshfield.

The land and premises is more particularly depicted on a Survey entitled "Plan of Property Belonging to HAZEL LAMBERTON, U.S. Route No. 2, Marshfield, VT" by Sunwise Surveying dated October, 1992, bearing File No. A92-005 and field in Map Book 2L., Page 88 of the Marshfield Land Records.

The above conveyed land and premises are subject to a certain right of way conveyed to Roderick K. Ricker and Sheila Ricker by quitclaim deed of Hazel H. Lamberton dated June 25, 1993 and recorded of record at Book 44, Page 142 of the Marshfield Land Records, and a corrective quitclaim deed of even dated herewith from Denise L. Goodrich, Executrix of the Hazel H. Lamberton Estate, to Roderic K. Ricker and Sheila I. Ricker to be recorded in the Marshfield Land Records, which right of way is depicted upon the above referred survey and affect the northerly portion of the within conveyed land and premises.

There is also conveyed herein a certain spring right reserved to the Grantor herein, the said Denise L. Goodrich, Executrix of the Estate of Helen H. Lamberton in an Executrix's Deed to Dennis and Helen Ducharme dated February 27, 1998, recorded March 4, 1998 at Book 50, Page 294 of the Marshfield Land Records.

Reference is also had and the Grantor herein conveys certain rights of way reserved to the said Hazel Lamberton and her late husband, John Lamberton in their warranty deed to

Leslie H. Brimblecombe and Frances H. Brimblecombe dated July 11, 1959 of record at Book 26, Page 268 of the Marshfield Land Records concerning a water line, and further reserved in a quitclaim deed of Hazel H. Lamberton to Roderic K. Ricker and Sheila Ricker dated June 25, 1993 of record at Book 44, Page 142 of the Marshfield Land Records to a corrective deed of even date herewith from Denise L. Goodrich, Executor of the Hazel H. Lamberton Estate to Roderic K. Ricker and Sheila I. Ricker to be recorded in the Marshfield Land Records.

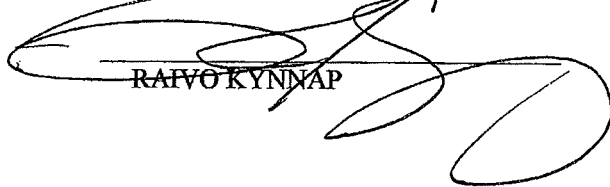
This deed shall operate as a quitclaim only to any portion of the above described land and premises located within or under the bounds of the Winooski River.

Reference is hereby made to the above mentioned deeds, survey and all records thereof, to all prior deeds and records and to the Town of Moretown Land Records for a further aid in description.

TO HAVE AND TO HOLD said granted premises, with all privileges and appurtenances thereof, to the said Grantee, ARTHUR NADEL, TRUSTEE OF THE CLARK/NADEL REVOCABLE TRUST DATED SEPTEMBER 2, 2000 and its successors and assigns, for its own use and behoof forever; and I the said Grantor, RAIVO KYNNAP for myself and my heirs and assigns, do covenant with the said Grantee, ARTHUR NADEL, TRUSTEE OF THE CLARK/NADEL REVOCABLE TRUST DATED SEPTEMBER 2, 2000 and its successors and assigns, that until the ensembling 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 do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever.

IN WITNESS WHEREOF, I hereunto set my hand this ~~29~~ day of ~~July~~, 2005.


Witness


RAIVO KYNNAP

STATE OF VERMONT
WASHINGTON COUNTY, SS.

At BARKER, VT this ~~29~~ day of ~~July~~, 2005, RAIVO KYNNAP, personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

My Commission Expires: 2/10/07


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 05-37

Signed Shirley Wells asst, Clerk

Date Aug 2, 2005