

EXHIBIT FF

RECEIVED & RECORDED
On December 18, 2008
At 11:20 A.M.
Book 82 Page 92-93
Edwina 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 Kynnap 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.

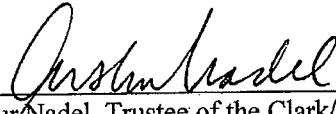
This conveyance is made subject to and with the benefit of any utility easements, public rights-of-way, spring rights, easements for ingress and egress, and rights incidental to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrance 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 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 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 7th day of November, 2008

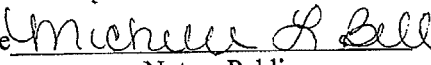
In Presence Of

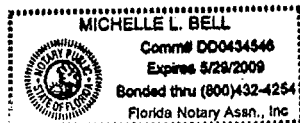

witness

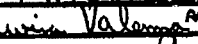
 L.S.
Arthur Nadel, Trustee of the Clark/Nadel
Revocable Trust Dated September 2, 2004

State Of Florida

County of Sarasota, ss. At Sarasota, this 7th 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 
Notary Public



ACKNOWLEDGEMENT
Vermont Property Transfer Tax Return
received including certificate, Act 259
disclosure statement if required and tax
paid per 32 USA Chap. 231
Return No. MA08-38
Signed  Clerk
Date December