

recd. 3/4/10
Book 470 Page 43

Exhibit LH1

CORRECTIVE WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

THAT I, LIBBY HARRIS (f/k/a Libby H. Garrison), of Bennington, in the County of Bennington and State of Vermont, Grantor, in the consideration of One Dollar and other good and valuable consideration paid to my full satisfaction by **HARRY R. OLSSON, JR. AND DIANE T. OLSSON**, of Manchester, in the County of Bennington and State of Vermont, Grantees, by these presents, do freely *Give, Grant, Sell, Convey and Confirm* UNTO THE SAID Grantees, **HARRY R. OLSSON, JR. AND DIANE T. OLSSON**, husband and wife, tenants by the entirety, their heirs and assigns a certain piece of land in Bennington, in the County of Bennington and State of Vermont, described as follows:

The purpose of this Deed is to correct the previously recorded Warranty Deed to Harry R. Olsson, Jr. And Diane T. Olsson which was dated June 3, 2009, by adding the following language to the Schedule A - "Any dwelling shall be no higher than one story above ground."

See Schedule A attached hereto and made a part hereof.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **HARRY R. OLSSON, JR. AND DIANE T. OLSSON**, husband and wife, tenants by the entirety, their heirs and assigns, to their own use and behoof forever; And I, the said Grantor, **LIBBY HARRIS (f/k/a Libby H. Garrison)**, for myself and my heirs, executors and administrators, do covenant with said Grantees, **HARRY R. OLSSON, JR. AND DIANE T. OLSSON**, husband and wife, tenants by the entirety, their heirs and assigns, that until the unsealing of these presents I am the sole owner of the premises, and have good right and title to convey the same in the manner aforesaid, and I am *Free from every encumbrance*; except as stated herein. And I, **LIBBY HARRIS (f/k/a Libby H. Garrison)**, do hereby engage to *Warrant and Defend* the same against all lawful claims whatever, except as stated herein.

Barr Sternberg
Moss Lawrence
Silver & Saltonstall, P.C.
ATTORNEYS AT LAW

507 Main Street
Bennington, VT 05201

In Witness Whereof, I hereunto set my hand and seal this 13th day of March, 2010.

Tracee A. Boynton
Witness

Print Name: Tracee A. Boynton

Libby Harris
Libby Harris (f/k/a Libby H. Garrison)

STATE OF VERMONT
BENNINGTON COUNTY, SS.

At Bennington, Vermont this 13th day of March, 2010 personally appeared Libby Harris (f/k/a Libby H. Garrison), to me known and known to me to be the person who subscribed her name to the within Corrective Warranty Deed, and she acknowledged to me that she signed same of her free act and deed.

[Signature]
Notary Public

My Commission Expires: 2/10/11

We agree to the terms of this Corrective Warranty Deed.

In Witness Whereof, we have hereunto set our hand and seal this 23rd day of February, 2010.

Susan B. Dailey
Witness
Print Name: Susan B. Dailey

Susan B. Dailey
Witness
Print Name: Susan B. Dailey

Harry R. Olsson, Jr.
Harry R. Olsson, Jr.

Diane T. Olsson
Diane T. Olsson

STATE OF VERMONT
BENNINGTON COUNTY, SS.

At Manchester, Vermont this 23rd day of February, 2010 personally appeared Harry R. Olsson and Diane T. Olsson, to me known and known to me to be the persons who subscribed their names to the within Corrective Warranty Deed, and they acknowledged to me that they signed same of their free act and deed.

Susan B. Dailey
Notary Public

My Commission Expires: 2/10/11

SCHEDULE A

Being all and the same lands and premises conveyed to Libby Harris (f/k/a Libby H. Garrison) by Quit Claim Deed of Paul H. Garrison dated June 5, 2006 and recorded June 13, 2006 in Book 433, Pages 5-6 of the Bennington Land Records. The lands and premises are more particularly described as follows:

Being all and the same lands and premises conveyed to Paul H. Garrison and Libby H. Garrison by Warranty Deed of Paul F. Mundt and Jean M. Mundt dated June 23, 2004 and recorded in the Bennington, Vermont Land Records on June 23, 2004 in Book 410 at Page 36 being further described as follows:

Being the same lands and premises conveyed to Paul F. Mundt and Jean M. Mundt by Warranty Deed of Paul W. Bohne, III and Nancy S. Bohne dated October 3, 2001 and recorded October 3, 2001, in Book 375, at page 80 of the Bennington, Vermont Land Records and being therein described as follows:

Beginning at a point in the easterly line of lands of Walker, said point marking the southwesterly corner of lands of Grantees herein, and the northwesterly corner of the herein conveyed premises; thence turning and running South $81^{\circ} 05' 41''$ East along the southerly boundary of lands of Grantees, a distance of 388.83 feet to a point marking the northeasterly corner of the within conveyed premises; thence turning and running South $23^{\circ} 44' 55''$ West a distance of 771.87 feet to a point marking the southeasterly corner of the within conveyed premises; thence turning and running North $75^{\circ} 33' 00''$ West a distance of 45.00 feet to a point; thence turning and running North $39^{\circ} 38' 00''$ West a distance of 19.00 feet to a point; thence turning and running North $74^{\circ} 49' 00''$ West a distance of 218.00 feet to a point marking the southwesterly corner of the within conveyed premises; thence turning and running North $15^{\circ} 16' 00''$ East a distance of 656.00 feet to a point marking the southeasterly corner of lands now or formerly of Walker; thence turning and running North $21^{\circ} 31' 00''$ East a distance of 54.70 feet to the point and place of beginning.

Containing 5.63 acres, be the same more or less.

Included herein is a right of way for all purposes of ingress and egress to the herein conveyed premises, said right of way being 50 feet in width commencing at the westerly line of Apple Hill Road, so-called, and extending across the entire northerly boundary of other lands of Grantors herein.

These premises are conveyed subject to those same restrictive covenants as are set forth in the Warranty Deed of Grantors herein to Hilde Liu recorded October 7, 1988 at Book 0-275, at Page 30 of the Bennington, Vermont Land Records, reference to which deed may be had for a further and more particular description of said covenants.

These lands are conveyed subject to the terms and conditions of the State of Vermont Subdivision Permit #EC-8-0679-1, Water Supply and Wastewater Disposal Permit #WW-8-0597 and Town of Bennington Subdivision Permit #01-183.

The above description is taken from a certain survey map entitled "Subdivision of Property of Paul and Nancy S. Bohne, Apple Hill Road, Bennington, Vermont August 2001, West Mountain Engineering, PO Box 499, Shaftsbury, Vermont 05262."

Being a portion of the lands and premises conveyed to Paul W. Bohne, III and Nancy S. Bohne, husband and wife, by Warranty Deed of Paul W. Bohne, Jr. and Muriel A. Bohne, husband and wife, dated January 28, 1966 and recorded January 28, 1966 in Book 0-174, at Page 129 of the Bennington, Vermont Land Records.

Any dwelling shall be no higher than one story above ground.