

TO HAVE AND TO HOLD the same premises, as herein described, with the appurtenances, unto the GRANTEE, its successors and assigns, forever.

This conveyance is made subject to all legal highways, zoning laws, ordinances and regulations and to all restrictions, easements, rights of way, exceptions, reservations and conditions contained in prior instruments of record in the chain of title to the property conveyed hereby.

GRANTOR, insofar as it has the legal right to do so, does further release, remise and forever quitclaim unto GRANTEE, all of GRANTOR's rights, title and interest, if any, in and to all roadways, streets, alleys, easements and rights of way adjacent to or abutting on the property above described.

GRANTOR covenants and warrants with said GRANTEE that GRANTOR, its successors and assigns, shall (except for the property quitclaimed by the immediately preceding paragraph) warrant and defend the property unto the GRANTEE, its successors and assigns, against the claims and demands of GRANTOR and the lawful claims of all persons claiming by, through, or under GRANTOR, but no other; provided, however, that any one claim or all claims and demands in the aggregate, pursuant to this warranty, shall in no event exceed the consideration recited herein.

The parties do hereby agree that current property taxes and all assessments on the property conveyed hereby shall be prorated as of the date of this Deed, and GRANTEE assumes and agrees to pay such from and after the date hereof.

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