

Know all Men by These Presents:

That Great Hawk Corporation, a corporation organized and existing under the laws of the State of Vermont, with offices at Pittsfield in the County of Rutland and State of Vermont Grantor, in the consideration of One dollar and other good and valuable consideration Dollars paid to its full satisfaction by Frederick W. Reimer and Gerda E. Reimer husband and wife 42 Northview Drive

of Morris Plains in the County of and State of New Jersey Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, Frederick W. Reimer and Gerda E. Reimer husband and wife and their heirs and assigns forever, a certain piece of land in Rochester in the County of Windsor and State of Vermont, described as follows, viz: Being Lot T-21 of the Great Hawk Colony development in Rochester, Vermont as shown on the Great Hawk Colony, Tarbett Sector, site plan, dated June 1, 1972, and revised July 20, 1973, and filed in the Rochester Town Clerk's office August 2, 1973, to which reference may be had, and being more particularly described as follows:

Beginning at an iron pipe which iron pipe is the southern-most corner of Lot T-21 and is set in the northeast edge of the right-of-way of Forest Lane, so-called; thence proceed in a northwesterly direction turning right along a curve having a radius of 1420.32 feet for a distance of 110.68 feet to a point; thence continue in a northwesterly direction along the northeast edge of the right-of-way of said road on a bearing of North 31° 45' West for a distance of 90 feet, more or less, to an iron pipe; thence proceed in a northeasterly direction on a bearing of North 57° 57' East for a distance of 355.5 feet to an iron pipe set in the southwesterly edge of the right-of-way of Maple Hill Road, East Branch, so-called; thence proceed in a southeasterly direction turning left along a curve having a radius of 574.52 feet for a distance of 65.16 feet to an iron pipe; thence proceed in a southwesterly direction on a bearing of South 18° 00' West for a distance of 185 feet, more or less, to an iron pipe; thence continue in a southwesterly direction in a straight line to the point of beginning.

Being a part of the land and premises purchased from the estate of Louise B. Tarbett September 30, 1968. Reference may be had to a deed of conveyance confirming that purchase which deed is dated January 30, 1969 and recorded in Book 31 at Page 99 of the Rochester Land Records. Reference may also be had to Confirmatory Deeds dated April 6, 1971 and recorded in Book 34 at Page 161, and dated February 14, 1972 and recorded in Book 39 at Page 13, all of Rochester Land Records.

This conveyance is made subject to all of the Protective Covenants which run with the land and which are of record in Rochester Town Land Records dated September 26, 1968, and recorded in Book 35 at Page 571 and dated October 10, 1968 and recorded in Book 35 at Page 578 of said Land Records, and which said Covenants as recorded are made a part hereof and are incorporated herein by reference, and the within Grantees by acceptance of this deed agreeably accept this conveyance subject to those Protective Covenants and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee.

heirs and assigns, to their own use and behoof forever;
and the said Grantor, for
and heirs, executors and administrators, do covenant with the said Grantee,
heirs and assigns, that until the ensealing of these presents, 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;
hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever.

In Witness Whereof hereunto set hand and seal this day of A.D. 19
IN PRESENCE OF

L. S.
L. S.
L. S.
L. S.

State of Vermont At this day of A.D. 19
County, ss.

personally appeared, and acknowledged this instrument, by sealed and subscribed, to be free act and deed.

BEFORE ME, Notary Public.
Town Clerk's Office, A.D. 19, at o'clock minutes M.

Received for record a Deed, of which the foregoing is a true copy.

A True Record, Attest, Clerk.

Vermont Property Transfer Tax
32 V.S.A. Chap. 231

— ACKNOWLEDGMENT —

Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. _____
Signed _____, Clerk
Date _____

Know all Men by These Presents:

That

of _____ in the County of _____ and State of _____ Grantor...,
in the consideration of _____ Dollars
paid to _____ full satisfaction by _____
of _____ in the County of _____ and State of _____ Grantee...,
by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee...,
and _____ heirs and assigns forever, a certain piece of land in _____ in the
County of _____ and State of Vermont, described as follows, viz:
Covenants and acceptance of the same is a part of the consideration for this deed
as received by the within Grantor.

The Grantor, its agents, successors and assigns, shall have the exclusive right to
regulate the installation, location and placement of all antennae for the reception
of television, radio or other electrical transmissions.

This conveyance is made subject to an easement for powerline purposes and for all
utilities, overground and underground both present and future, and an easement for
cooperative water wells, pumps and lines, and the right of entry upon the premises
for the purposes of installation, maintenance and repair of such systems, facilities,
lines and installations.

There is also hereby conveyed an equity interest in the Great Hawk Cooperative Water
System and as a part of the consideration for this deed, there is incorporated herein
by reference the Great Hawk Cooperative Water Systems Agreement dated January 7, 1970
and recorded in Book 31 at Page 379 of Rochester Land Records, and by acceptance of this
conveyance, the Grantees, and their heirs and assigns, covenant that they will comply with
the terms of said Agreement and will be mutually responsible with other cooperative
water system participating owners for the maintenance and operation of the system, all
according to the terms thereof. Also included as a part of the Water System Agreement
is Amendment thereto dated July 9, 1973 and recorded in Rochester Land Records, in
Book 38 at Page 333.

Also included in this conveyance is an equity interest in the Great Hawk Cooperative
Sewer System, and by acceptance of this conveyance, the Grantee, and their heirs and
assigns, covenant that they will comply with the terms of the Great Hawk Cooperative
Sanitary Sewer System Agreement dated November 1, 1972 and recorded in Book 38 at
Page 246 of the Rochester Land Records and the same is incorporated herein by reference,
and they will be mutually responsible with other cooperative sewer system participating
owners for the maintenance and operation of the system.

The lands hereby conveyed are part as conveyed to Great Hawk Corporation by Hugh H.
Kopald by deed dated March 15, 1972 and recorded Book 34, Page 307 said records, and by
deed dated February 22, 1971 and recorded in Book 34, Page 161 of the Rochester Land Records.
On _____ and in _____ said granted premises, with all the privileges and appurtenances thereof, to the said Grantee...

Frederick W. Reimer and Gerda E. Reimer, husband and wife as tenants by the entirety,
and their _____ heirs and assigns, to their own use and behoof forever;

and _____ the said Grantor, Great Hawk Corporation, for itself and its successors
and assigns,

and _____ heirs, executors and administrators, do es. covenant with the said Grantee, Frederick W. Reimer,
and Gerda E. Reimer, husband and wife

_____ heirs and assigns, that until the ensembling of these presents, it is _____ 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, excepting as herein set forth.
and it does

hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever,
excepting as herein set forth.

In Witness Whereof, there is the name _____ hereunto set _____ hand and seal, this _____ 13th _____ day of November, A.D. 1973, By
Robert C. Williams, President and duly authorized Agent of Great Hawk Corporation

Witnesses: IN PRESENCE OF
1. Raymond G. Dancoes } GREAT HAWK CORPORATION L. S.
2. Betty L. Loomer } By: Robert C. Williams L. S.
President and duly authorized agent. L. S.
L. S.

State of Vermont At _____ Pittsfield _____ this _____ 13th _____ day of November _____ A.D. 1973
RUTLAND County, ss. Robert C. Williams, President and duly authorized Agent of
Great Hawk Corporation,

personally appeared, and he acknowledged this instrument, by _____ him _____ sealed and subscribed, to be _____ his
free act and deed, and the free act and deed of Great Hawk Corporation.

BEFORE ME, _____ Raymond G. Dancoes _____ Notary Public.
_____ Rochester _____ Town Clerk's Office _____ Nov. 24 _____ A.D. 1973, at _____ 8 _____ o'clock _____ 30 _____ minutes _____ A.M.

Received for record a Deed, of which the foregoing is a true copy.

A True Record, Attest, _____ Frances Guilmette _____ Clerk.

Vermont Property Transfer Tax
32 V.S.A. Chap. 231

— ACKNOWLEDGMENT —
Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. A 18816
Signed _____ F. Guilmette _____ Clerk
Date 11-24-1973