

# 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  
 of Pittsfield in the County of Rutland and State of Vermont Grantor,  
 in the consideration of One Dollar and other valuable consideration Dollars  
 paid to its full satisfaction by Christopher R. Davidson  
 of Sao Paulo ~~State of~~ and State of Brazil Grantee,  
 by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee,  
 Christopher R. Davidson  
 and his 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 23 at  
 Great Hawk Colony in Rochester, Vermont as shown on the Great Hawk Colony Master  
 Plan, previously filed in the Rochester, Vermont Town Clerk's office and Great Hawk  
 Colony, Site Plan, Southern Sector, with the original date of June 20, 1969, revised  
 October 10, 1975, and filed in the Rochester, Vermont Town Clerk's office October 10,  
 1975, to which reference may be had.  
 Being a part of the land and premises conveyed to Great Hawk Corporation by deed of  
 Hugh H. Kopald dated July 17, 1968 and recorded in Rochester Land Records in Book 33  
 at Page 510. Reference should be had to the deed to Hugh H. Kopald from George O.  
 and Gertrude E. Martin dated June 26, 1967 and recorded in Book 33 at Page 438 of  
 the Rochester Land Records.  
 Further, giving and granting unto said Grantee, his heirs and assigns the following:  
 1. A right-of-way, in common with the Grantor and others, over and upon the road  
 leading from the Town Highway to the premises herein conveyed, until such time as  
 the said right-of-way is accepted as Town Highway by the Town of Rochester.  
 2. A perpetual right-of-way and easement to construct, maintain and use a driveway  
 for residential purposes over and upon the lands and premises of Great Hawk Corp-  
 oration, lying southerly of Osprey Run, so called, a Town Highway as shown on a  
 plan of lots entitled "Great Hawk Colony, Southern Sector, Site Plan," which has  
 been previously referenced herein, provided, however, that this grant of right-of-  
 way and easement shall be in common with Great Hawk Corporation, its successors and  
 assigns, and shall not affect or impair the right and title of Great Hawk Corporation,  
 its successors and assigns, in and to the fee in said lands and premises, except to  
 the extent of said right-of-way and easement.  
 The above-described right-of-way shall be determined in accordance with and shall be  
 subject to the following condition: the exact location of said driveway shall be  
 determined by Great Hawk Corporation, provided that the location of said driveway,  
 once constructed, shall be the final and permanent location thereof, subject to such  
 minor changes as may from time to time be made. The expense of maintaining and re-  
 pairing that portion of the driveway constructed on Great Hawk Colony land shall be  
 borne by the Grantee.  
 Provided that, Great Hawk Corporation hereby reserves for itself, its successors and  
 assigns, the following:

~~to have 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 ensembling of these presents, the sole owner  
 of the premises, and ha 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

~~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:

1. The exclusive right to regulate the installation, location and placement of antennae for the reception of television, radio or other electrical transmissions.
2. This conveyance is made subject to easements located at the discretion of the Grantor for power line purposes and for all utilities, over ground and under ground, both presently existing and to be installed in the future, as well as an easement for cooperative water wells, pumps and lines, and an easement for cooperative sewage disposal pumps and lines, and the right of entry upon the land and premises hereby conveyed for the purposes of drilling, installing, repairing and maintaining said power lines, utilities, water wells, pumps and lines and sewage disposal pumps and lines doing no unnecessary or permanent damage to the subject lands and premises.
3. The within conveyed lands and premises are subject to a Declaration of Protective Covenants dated September 26, 1968 and recorded in Book 35, Pages 571-75 of the said Land Records and to the Addendum to the Protective Covenants dated October 10, 1968 and recorded in Book 35, Page 578 of said Land Records.

To Have and to Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee....  
Christopher R. Davidson

his.....heirs and assigns, to their own use and behoof forever;  
and it.....the said Grantor.... Great Hawk Corporation, for itself, its successors  
and assigns,

and.....heirs, executors and administrators, do.....covenant with the said Grantee....  
Christopher R. Davidson, his

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.....and seal...this.....22nd.....day of.....November A.D. 1978

IN PRESENCE OF

Witnesses:

/s/ Cecilia Timpone

/s/ Raymond G. Dancoes

GREAT HAWK CORPORATION

By: /s/ Robert C. Williams  
President and Duly Authorized Agent

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

State of Vermont At Pittsfield this 22nd day of November A.D. 1978  
Rutland County ss. Robert C. Williams, President and Duly Authorized Agent  
of Great Hawk Corporation

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

BEFORE ME, /s/ Raymond G. Dancoes Notary Public.

Rochester Town Clerk's Office, Dec. 22 A.D. 1978 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 396031

Signed Frances Guilmette Clerk

Date 12-22-1978