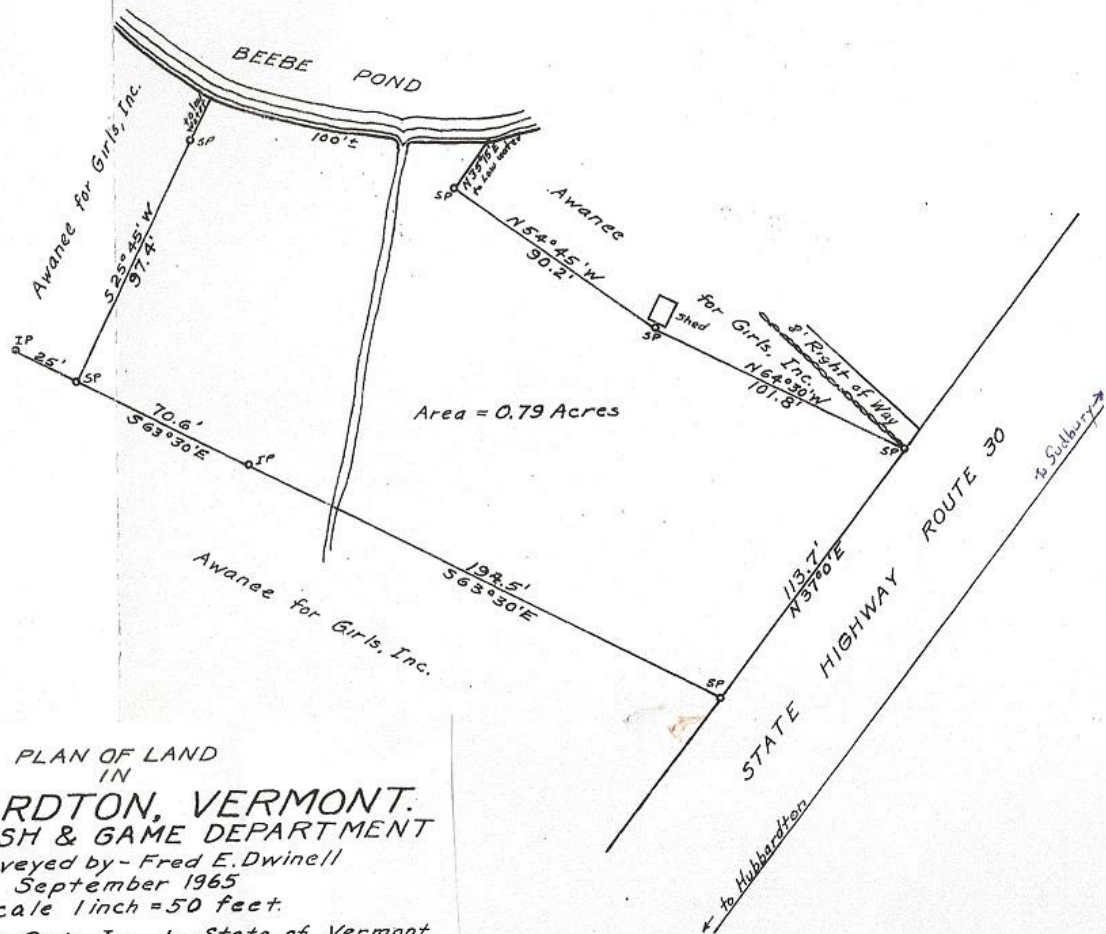


**FISHING ACCESS TO BEEBE POND (Just South of Mosesson Property)**

Magnetic 1965



PLAN OF LAND  
IN  
**HUBBARDTON, VERMONT.**  
VERMONT FISH & GAME DEPARTMENT  
Surveyed by - Fred E. Dwinell  
September 1965  
Scale 1 inch = 50 feet.  
Awanee for Girls, Inc. to State of Vermont

KNOW ALL MEN BY THESE PRESENTS that Awanee for Girls, Inc., a New York Corporation with its place of business in Brandon in the county of Rutland and State of Vermont, Grantor, in the consideration of Three Thousand Five Hundred Dollars paid to its full satisfaction by the Fish and Game Department, a department of the State of Vermont, a sovereign state, Grantee, by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said State of Vermont, its successors and assigns forever, a certain piece of land situated in Hubbardton in the county of Rutland and State of Vermont, described as follows, viz:

Being a portion of the lands conveyed by deed from Mark J. Waldman to Awanee for Girls, Inc., dated June 13, 1947 and of record in Book 15, Page 22 of the Hubbardton Land Records, and being more particularly described as follows:

Commencing at a steel fence post set at the end of a stone wall on the westerly edge of the right-of-way of State highway Route #30, said point being the northeasterly corner of the parcel herein conveyed,  
thence North 64° 39' west 101.8 ft. to a steel fence post,  
thence North 54° 45' west 90.2 ft. to a steel fence post,  
thence North 35° 15' east to the low water mark of Beebe Pond,  
thence westerly along Beebe Pond 100 ft. more or less to a point,  
thence South 25° 45' west from low water mark to a steel fence post,  
thence South 25° 45' west 97.4 ft. to a steel fence post,  
thence South 63° 30' east 70.6 ft. to an iron pipe,  
thence South 63° 30' east 194.5 ft. to a steel fence post set on the westerly edge of the aforementioned State highway Route #30,  
thence North 37° 00' east 113.7 ft. along the westerly edge of said highway to the point of beginning, containing .79 acres.

The Grantor herein conditions this transaction with the reservation that the lands herein conveyed shall be used solely for the purpose of launching boats for fishing and for the parking of vehicles used in the transporting of said boats.

The above description is taken from a plan of lands in Hubbardton, Awanee for Girls, Inc. to State of Vermont, dated September 1965 by Fred E. Dwinell, a copy of which is attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereto, to the said Grantee, the State of Vermont, its successors and assigns, to its own use and behoof forever, and it, the said Grantor, Awanee for Girls, Inc., for it-

self and its successors, does covenant with the said Grantee, the State of Vermont, its successors and assigns, that until the ensembling of these presents it is the sole owner of the premises and has good right and title to convey the same in the manner aforesaid, that it is FREE OF EVERY ENCUMBRANCE; and that we hereby engage to WARRANT AND DEFEND the same against all legal claims whatever.

In Witness Whereof, Awanee for Girls, Inc., has caused its hand and seal to be set this 1 day of December A.D. 1965.

In Presence of:

John A. Dittmer  
JOHN A. DITTMER  
Richard E. Sears  
RICHARD E. SEARS

AWANEE FOR GIRLS, INC.

By June A. Sherling  
Duly authorized agent  
JUNE A. SHERLING

STATE OF VERMONT

Rutland County, ss. At Hubbardton in said County this 1st day of December A.D. 1965, personally appeared June A. Sherling, duly authorized agent for Awanee for Girls, Inc. and acknowledged the signing of this instrument to be her free act and deed and the free act and deed of Awanee for Girls, Inc.

Before me,

Richard E. Sears  
Notary Public

APPROVED AS TO FORM

Albert J. Jones  
Cons. Atty General