

*To all People to Whom these Presents shall Come, Greeting:*

Know Ye, That I, ALICE B. SANFORD, of West Palm Beach, Florida, in the County of Palm Beach,

for the consideration of ONE DOLLAR (\$1.00) and other value

received to my full satisfaction of THE ALFRED W. DATER COUNCIL, BOY SCOUTS OF AMERICA, INC., a non-profit Connecticut corporation having its principal office in the City of Stamford, County of Fairfield and State of Connecticut,

DO GIVE, GRANT, BARGAIN, SELL AND CONFIRM UNTO the said THE ALFRED W. DATER COUNCIL, BOY SCOUTS OF AMERICA, INC., their successors and assigns,

All that certain, piece, parcel or tract of land, situated in the Town of Redding, County of Fairfield and State of Connecticut, in area 173.40 acres, shown and delineated on a certain map entitled "Survey Prepared For Alice B. Sanford Redding, Conn. Scale 1" = 200' Jan., 1963" certified "Substantially Correct" Charles S. Lyman, Land Surveyor, which map is on file in the Office of the Town Clerk of the Town of Redding as Map No. 915.

The said tract of land consists of three (3) parcels, more particularly described as follows:

FIRST PARCEL:

In area 48.86 acres, designated as "'1' Blackman Tract" on the aforementioned map, and bounded NORTHERLY by land now or formerly of Alfred Venning and Bridgeport Hydraulic Company; EASTERLY by land of Bridgeport Hydraulic Company; SOUTHEASTERLY by land now or formerly of Carmen Matthews; SOUTHWESTERLY by the Second Parcel hereinafter described; and NORTHWESTERLY by Simpaug Turnpike.

SECOND PARCEL:

In area 52.91 acres, designated as "'2' Simpaug Tract" on the aforementioned map, and bounded NORTHEASTERLY by the First Parcel herein described; SOUTHEASTERLY and then NORTHEASTERLY by land now or formerly of Carmen Matthews; SOUTHERLY by the Third Parcel hereinafter described; WESTERLY in part by land now or formerly of Kuepp and by Simpaug Turnpike.

THIRD PARCEL:

In area 71.63 acres, designated as "'3' High Bridge Tract" on the aforementioned map, and bounded NORTHERLY in part by the Second Parcel herein described and in part by land now or formerly of Carmen Matthews; EASTERLY by land now or formerly of Clifford D. Mallory; SOUTHERLY and then again EASTERLY by land now or formerly of Victor Persbacher; SOUTHERLY and then SOUTHEASTERLY, <sup>and then NORTHEASTERLY</sup> by land of Thomas F. Richardson, et ux; SOUTHERLY by Marchant Road; SOUTHWESTERLY and then SOUTHEASTERLY and then EASTERLY by land now or formerly of Bates; SOUTHERLY by Marchant Road; then WESTERLY and then SOUTHWESTERLY and then SOUTHERLY and then SOUTHEASTERLY by land now or formerly of Livermore; then SOUTHERLY by Marchant Road; then WESTERLY by Simpaug Turnpike; then NORTHERLY and then NORTHWESTERLY ~~and then NORTHEASTERLY~~ by land now or formerly of Kuepp.

Except so much of the foregoing described premises as was conveyed by James L. Blackman, et ux, to the American Telephone & Telegraph Company by deed dated April 19, 1921 and recorded in the Redding Land Records in Volume 33 at Page 558.

The premises are conveyed together with all right, title and interest appurtenant thereto in and to the public highways Marchant Road and Simpaug Turnpike, upon which portions of the premises abut.

The premises are conveyed subject to the effect of a grant from Charles D. Meeker and Fannie M. Meeker to Nathaniel B. Selleck and dated March, 1880 and recorded in the Redding Land Records in Volume 22 at Page 395.

The premises are conveyed subject to the effect, if any, of any other pipe line easements affecting the premises.

The premises are conveyed subject to the rights, if any, of upper and lower riparian owners in and to any brook or stream flowing through, over or across the premises.

The premises are conveyed subject to the terms and conditions of a certain agreement between the Bridgeport Hydraulic Company and Alice B. Davis, dated February 4, 1942 and recorded in the Redding Land Records in Volume 42 at Page 57.

The premises are conveyed subject to the following:

1. Rights, privileges and easements, if any, as the same may affect the premises covered by this deed in favor of the American Telephone and Telegraph Company as set forth or referred to in certain grants from N. W. White as follows:

a. Dated April 21, 1899 and recorded in the Redding Land Records in Volume 25 at Page 572, and assigned to The Southern New England Telephone Company by assignment dated February 17, 1939 and recorded in Volume 41 at Page 111 of the said Land Records.

b. Dated September 19, 1900 and recorded in the Redding Land Records in Volume 25 at Page 575 and assigned to The Southern New England Telephone Company by assignment dated February 17, 1939 and recorded in Volume 41 at Page 111 of the said Land Records.

c. Dated April 7, 1906 and recorded in the Redding Land Records in Volume 29 at Page 243.

2. Rights, privileges and easements, if any, as the same may affect the premises covered by this deed in favor of the American Telephone & Telegraph Company as set forth in Volume 29 at Page 196 and as set forth in Volume 29 at Page 197 of the Redding Land Records.

3. The effect, if any, of a grant from Annie S. Remington to The Southern New England Telephone Company dated January 8, 1901 and recorded in Volume 25 at Page 576 of the said Land Records.

The premises are conveyed subject to the zoning and planning rules and regulations of the Town of Redding and any restrictions and regulations of use, if any, imposed or to be imposed thereon by public authority.

The premises are conveyed subject to taxes levied or to be levied by the Town of Redding, Connecticut, hereafter becoming due and payable.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee its heirs, successors and assigns forever, to it and their own proper use and behoof.

And also, I the said grantor do for myself, my heirs, executors, administrators, ~~successors~~ and assigns, covenant with the said grantee its successors, ~~heirs~~ and assigns, that at and until the en sealing of these presents,

I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, I the said grantor do by these presents bind myself and my heirs, ~~successors~~ and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantee its successors, ~~heirs~~ and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 18th day of March in the year of our Lord Nineteen hundred and sixty-six.

Signed, Sealed and Delivered in presence of

Wilma O. Hoofnagle  
Wilma O. Hoofnagle

Alice B. Sanford L.S.  
Alice B. Sanford

Kathryn C. Lewis  
Kathryn C. Lewis

STATE OF FLORIDA )  
  ) ss: West Palm Beach, 18 March 1966  
COUNTY OF PALM BEACH )

Personally appeared ALICE B. SANFORD, signer and sealer of the foregoing Instrument and acknowledged the same to be her free act and deed, before me.

Anna K. Connolly  
Notary Public

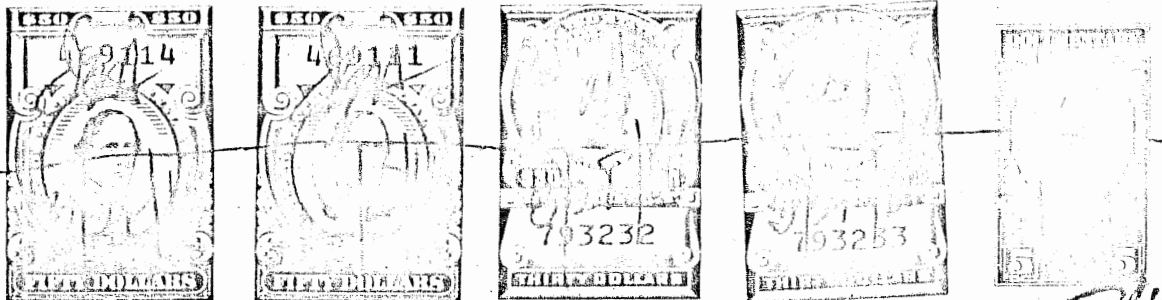
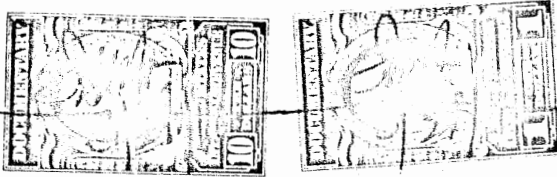
NOTARY PUBLIC STATE OF FLORIDA at LARGE  
MY COMMISSION EXPIRES MAY 3, 1966  
BONDED THROUGH FRED W. DIESTELHOFF

Anna K. Connolly



County Clerk's Certificate  
of office taken and renewed  
attached to original instrument

Edward R. Anderson  
Asst. Town Clerk



RECEIVED FOR RECORD March 28, 1966 AT 4 HR. 07 MIN. P. M.

[Signature]  
TOWN CLERK OF REDDING