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September 29, 2016

Dean Bloch, Town Planner
TOWN OF CHARLOTTE
P. O. Box 119
Charlotte, Vermont 05445

Re: Hinsdale - Glebe Lands

Dear Dean:

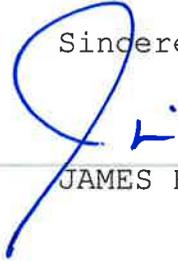
I have enclosed an original Quit Claim Deed respecting this matter for Lane's signature. Please let me know if you have any questions or would like changes. I would also like a copy of the minutes of the Select Board meeting approving execution of this Quit Claim Deed and authorizing Lane to sign on behalf of the Select Board.

I have also enclosed the Vermont Property Transfer Return.

Finally, I have enclosed a check made payable to the Town of Charlotte in the amount of \$10.00 and a check made payable to the Vermont Department of Taxes in the amount of \$0.15 to pay the transfer tax.

Please give me a call with any questions or concerns.

Sincerely,



JAMES H. OUIMETTE

JHO:jlj
Enc.

cc- David Rugh w/ enc. (Letter and Quit Claim Deed also sent by email)

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that the TOWN OF CHARLOTTE, a municipal corporation located in the County of Chittenden and State of Vermont, Grantor, in the consideration of one or more dollars or other valuable considerations paid to its full satisfaction by CLARK W. HINSDALE, III, of Charlotte, in the County of Chittenden and State of Vermont, Grantee, has REMISED, RELEASED AND FOREVER QUITCLAIMED unto the said CLARK W. HINSDALE, III, and his heirs or assigns all right, title and interest which the TOWN OF CHARLOTTE has in and to a certain piece of land in Charlotte in the County of Chittenden and State of Vermont, described as follows, viz:

Being all right, title and interest of the Town of Charlotte in and to the lands and premises described in the Warranty Deed of Henry C. Dike and Beatrice M. Dike to David M. Roby, Trustee, dated September 23, 1974, and recorded at Book 33 Pages 97-100 Charlotte Land Records, which were decreed to Clark W. Hinsdale, III, Trustee of the Clark W. Hinsdale, Jr., Testamentary Trust established under Article Fifth (b) of the Last Will and Testament of Clark W. Hinsdale, Jr., dated October 4, 2007, allowed by the Chittenden Probate Court on June 3, 2008, by Second Decree of Interim Distribution of the Chittenden Probate Court rendered in the Estate of Clark W. Hinsdale, Jr., dated December 29, 2009, and recorded at Book 183 Pages 657-675 Charlotte Land Records, and conveyed to Clark W. Hinsdale, III, by three (3) Warranty Deeds of Clark W. Hinsdale, III, Trustee of the Clark W. Hinsdale, Jr., Testamentary Trust established under Article Fifth (b) of the Last Will and Testament of Clark W. Hinsdale, Jr., dated October 4, 2007, allowed by the Chittenden Probate Court on June 3, 2008, each dated February 22, 2016, and recorded at Book 222 Pages 435-437, Book 222 Pages 438-447 Book 222 Pages 448-451 Charlotte Land Records.

All or a portion of said lands and premises have been stated to be "lease" or "glebe" lands, so-called, as referenced in the Warranty Deed of Henry C. Dike and Beatrice M. Dike to David M. Roby, Trustee, dated September 23, 1974, and recorded at Book 33 Pages 97-100 Charlotte Land Records.

The purpose of this Quit Claim Deed is to eliminate any "lease land" and/or "school land" and/or "glebe land" and/or "public land" interests in and to the subject lands and premises by merging the underlying fee title with the leasehold interest referenced above.

The Selectboard is acting under its authority as set forth in 24 V.S.A. § 2406.

TO HAVE AND TO HOLD all right, title and interest in and to said quitclaimed premises, with all the privileges and appurtenances thereof to the said Grantee, CLARK W. HINSDALE, III, and his heirs and assigns forever. AND FURTHERMORE the said Grantor, the TOWN OF CHARLOTTE, does for itself and its successors and assigns, covenant with the said Grantee, CLARK W. HINSDALE, III, and his heirs and assigns, that from and after the ensealing of these presents the said TOWN OF CHARLOTTE will have and claim no right, in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, I hereunto set my hand and seal this ____ day of October, 2016.

TOWN OF CHARLOTTE

BY: _____ L.S.
LANE MORRISON, Chair of its
Selectboard and its Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Charlotte, Vermont, this ____ day of October, 2016, LANE MORRISON, Chair of the Selectboard of the TOWN OF CHARLOTTE and its Duly Authorized Agent, 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 the TOWN OF CHARLOTTE.

Before me, _____
NOTARY PUBLIC
My Commission Expires 02/10/2019