

State of Connecticut, }
County of Hartford, } ss.:

June 13, A. D 1938

Personally appeared Wilbur I. Lewis, President
as aforesaid,

signer and sealer of the foregoing instrument, and acknowledged the same to be his
free act and deed, and the free act and deed of said Hidden Lake Realty
Company, Incorporated,
before me.

Albert J. Marks

Notary Public.

~~Justice of the Peace.~~

~~Commissioner of Superior Court.~~
~~Tor~~ ~~County~~

WARRANTEE DEED.

HIDDEN LAKE REALTY COMPANY,
INCORPORATED

TO

THE HIDDEN LAKE ASSOCIATION

Dated, June 13, 1938

Received for Record, June 23 1938
at 2-30 o'clock P.M., and
Recorded in Hadham Land
Records in Book No. 64 at Page 547

Attest,

Harry W. Arnold
Treas. Clerk.

Law Offices
GILMAN & MARKS
49 Pearl Street, Hartford, Conn.

EKH

To all People to whom these Presents shall come, Greetings:

Know Ye, That HIDDEN LAKE REALTY COMPANY, INCORPORATED, a corporation organized under the laws of the State of Connecticut and located and having its principal office in the Town of West Haven, County of New Haven in said State acting herein by Wilbur I. Lewis its P r e s i d e n t , hereto duly authorized

for the consideration of One (1) Dollar and other valuable considerations

received to its full satisfaction of THE HIDDEN LAKE ASSOCIATION, a corporation specially chartered by the State of Connecticut and located in the Town of Haddam, County of Middlesex and State of Connecticut

Do give, grant, bargain, sell and confirm, unto the said The Hidden Lake Association, the following pieces or parcels of land, together with all buildings thereon, located in said Town of Haddam:

FIRST PIECE:

That body of water known as "Hidden Lake", together with the land underneath the same and being about fifty (50) acres in area, more or less, together with the dam site and appurtenances connected therewith; said lake being more particularly shown on a map entitled, "Hidden Lake", dated June 15, 1929, surveyed and drawn by Wynn & Hahn, Civil Engineers, New Haven, Connecticut, which map is on file in the Town Clerk's office in said Town of Haddam, to which reference is hereby made for a more particular description of the land herein conveyed.

SECOND PIECE:

That certain piece or parcel of land upon which the clubhouse is situated and being bounded northerly by Twin Oak Trail; easterly by Shore Drive; southerly by Lot No. 4 in Section A on said map; and westerly by highway; together with the clubhouse thereon standing.

THIRD PIECE:

All the right, title and interest of said Hidden Lake Realty Company, Incorporated, in and to the roads, rights of way, and bathing beaches shown on said map hereinbefore referred to, except that portion of White Oak Road which is included in Section E on said map, and except so much of the roads and bathing beach included in Section H and shown on said map.

And the grantor for itself, its successors and assigns, reserves, for the benefit of all of the land still owned by it and shown on said map and any other land which it may hereafter purchase adjoining said lake or adjoining any of the land shown on said map and for the benefit of the owners of all lots already sold, the right, privilege and power to use said roads, clubhouse, beaches, and other appurtenances herein conveyed in common with said Association and the owners of the other lots in said Hidden Lake Development heretofore sold, for boating, bathing, fishing, and other recreational purposes, and for the purpose of passing and repassing over and upon said roads, and beaches, and for the same purposes heretofore granted by Hidden Lake Realty Company, Incorporated to the owners of the lots already sold; it being expressly understood that nothing in this conveyance shall prevent

Hidden Lake Realty Company, Incorporated, its successors and assigns, from selling and conveying the lots shown on said map still owned by it, with rights, privileges, easements, and appurtenances similar to those granted by it in connection with the lots already sold.

And the said grantee by the acceptance of this deed agrees:

1. That if at any time within ten (10) years of the date of this deed, it shall desire to draw off the water from said lake, it must have the permission in writing of said Hidden Lake Realty Company, Incorporated;

2. That if at any time it shall surrender its charter and its corporate existence shall cease to exist, the title to said lake, and all land herein conveyed, and all of the privileges, easements, and appurtenances herein granted, shall revert to the grantor, its successors and assigns;

3. That it will keep the clubhouse, so-called, insured against fire to an amount equal to its replacement value, and it will keep said clubhouse in good state of repair.

To have and to hold the above granted and bargained premises, with the privileges and appurtenances thereof unto it, the said Grantee, its successors and assigns forever, to its and their own proper use and behoof.

~~heirs and assigns forever, to its and their own proper use and behoof~~

And also, it, the said Grantor, does ~~do~~ for it self, and its heirs, successors ~~executors, and administrators,~~ covenant with the said Grantee, its successors and assigns,

~~heirs and assigns.~~

that at and until the ensembling of these presents it is
well seized of the premises as a good indefeasible estate in fee simple, and ~~have~~ ^{has} 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 such rights, privileges, easements and
appurtenances as have been heretofore conveyed by the grantor herein
to the owners of lots already sold in said Hidden Lake Development,
as appears of record, and certain pole line rights in favor of The
Connecticut Light and Power Company.

And furthermore, it, the said Grantor

do es by these presents
bind itself and its successors ~~therein~~ forever to Warrant and Defend
the above granted and bargained premises to it, the said Grantee, its successors and
assigns,
~~there and assigns~~ against all claims and demands whatsoever, except as aforesaid.

In Witness, Whereof said Hidden Lake Realty Company, Incorporated,
has caused this instrument to be executed in its corporate name
and its corporate seal to be hereto affixed

~~have hereunto set~~ ===== ~~hand~~ ===== ~~and seal~~

the 13th day of June A. D. 1938

Signed, Sealed and Delivered)
in the presence of

Emil K. Hutchinson
Albert J. ...

HIDDEN LAKE REALTY COMPANY,
INCORPORATED
By *Arthur Lewis* [L. S.]
Its President

..... [L. S.]
..... [L. S.]
..... [L. S.]
..... [L. S.]