

# EXHIBIT FF

WARRANTY DEED

Know all men by these presents: That I, John A. Mead, of the City of Rutland, in the County of Rutland and State of Vermont, for the consideration of one dollar and other valuable consideration received to my full satisfaction of The Society for Social and Religious Worship in the East Parish of Rutland, Vermont, a corporation duly organized and existing and having its principal place of business at City of Rutland, in the County of Rutland and State of Vermont, do give, grant, sell and confirm unto the said The Society for Social and Religious Worship in the East Parish of Rutland, Vermont, its successors and assigns, a certain parcel of land situated in the City of Rutland, County of Rutland and State of Vermont, and bounded and described as follows:

Bounded on the north by Center Street, so called; on the east by the house lot now or formerly of N. S. Stearns; on the south by the house lot supposed to be owned by Ruth E. Jarvis, and on the west by Court Street, so called, being all and singular the same premises described and purported to be conveyed to the said John A. Mead by F. R. Patch by his deed dated March 15th, 1916, to which deed and the record thereof when made, reference is hereby had.

And for the same consideration, I give, grant and sell to the said grantee the following personal property:

One billiard table, all the electric fixtures, one coal range, one gas stove and hot water heater, all carpets and carpeting now in ten (10) rooms in said dwelling house, situated on said premises and all double doors, windows and screens in or on said dwelling house. All of said personal property, fixtures, etc. now in or on said dwelling house.

This conveyance is made upon the express condition that the property herein described and conveyed shall be maintained as a general center for wholesome recreation and social opportunity, and that all of said buildings now on said property and those that may be built thereon shall be protected to a reasonable extent by fire insurance, and that all of said buildings shall be kept in good condition and repair, and should they be partially or wholly destroyed by fire, they shall be rebuilt at least so far as the insurance will permit and used only for the purposes above specified; otherwise, with the insurance specified and with the remainder of the property, it shall revert as further provided for in this deed.

It is also a condition that the grounds and the buildings shall be kept open during such hours as the Board of Managers may dictate, and there shall always be a suitable person in charge of the same and whose duty it shall be to keep the buildings and the grounds in proper condition for the purposes which are specified in this deed. It is further conditioned that said property shall not be incumbered by a mortgage, or otherwise.

And in case of the failure to perform any of said conditions, then and in that case, this deed shall be null and void and the property herein conveyed shall revert to the said John A. Mead, his heirs and assigns, otherwise to be of full force and effect.

But these conditions shall not be construed as prohibiting the renting or leasing of a portion of said property, the income therefrom to be used only for the maintenance and purposes of this grant, or prohibit the sale of said property should the Religious Society above referred to deem it wise to remove its church and other property to some more desirable locality in this city or vicinity, and in such an event, it is provided that this property may be sold and the avails be devoted to the same general purposes for which it was originally given, but to be governed by the same conditions above specified.

To have and to hold the above granted and bargained premises with the appurtenances thereof unto it, the said The Society for Social and Religious Worship in the East parish of Rutland, Vermont, its successors and assigns forever, to them and their own proper use, benefit and behoof. And also I, the said John A. Mead, do for myself and my heirs, executors and administrators, covenant with the said grantee, its successors and assigns, that at, and until the ensailing 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 above written, and that the same is free from all encumbrances whatsoever; and furthermore I, the said John A. Mead, do by these presents bind myself and heirs forever to warrant and defend the above granted and bargained premises to the said grantee, its successors and assigns, against all claims and demands whatsoever, subject, however, to the condition and limitation hereinbefore specifically described.

In witness whereof, I have hereunto set my hand and seal, this 24th day of March, A. D. 1916.

Signed, sealed and delivered, John A. Mead (L S)

in presence of, Carl B. Hinsman ) A. C. Matthews ) State of Vermont, ) Rutland County, ss. )

Be it remembered, that on the 24th day of March, A. D., 1916, personally appeared John A. Mead, signer and sealer of the foregoing written instrument and acknowledged the same to be his free act and deed.

Before me, Edw. V. Ross Notary Public. (L S)