

APPENDIX G

Vermont State Hospital, Land Deeds and Titles, 1857-1975 (PRA-241)

Copied as found on original accession sheets. Kn.

- 1) Abstract of title of land owned by G. E. Moody Corporation, Book 21, page 155, located in Duxbury, VT, dated 9 July 1930, recorded 10 July 1930.
- 2) Deed, G. E. Moody Corporation to the State of Vermont, 15 January 1938, Duxbury Town Clerk's office, 21 January 1938. "What is known as the Graves farm, the O'Brien place, a part of the Casey land and Tilton land, all situated near what is known as Duxbury Corners..." Recorded in Book 23, page 141, of the Duxbury Land Records.
- 3) Warranty deed, H. F. and Mabel E. Harvey, "Being what is known as the Griffin land and Tilton land owned by the grantors herein, situated at Duxbury Corner so-called in said Town, of Duxbury..." Dated 13 January 1938, recorded in Duxbury Town Clerk's office 31 January 1938. Book 23, page 143, of Land Records. Filed with Secretary of State, 4 July 1938 and duly recorded in Volume 3, page 149, of "conveyances." Included is a survey of the Moody farm and Harvey land, 40 ½" x 29"
- 4) Boundary lines of the State Farm, handwritten, dating to ca.1851 or before, 15 pages including front sheet.
- 5) Handwritten agreement between the Village of Waterbury and the Vermont State Asylum (pp.5), which agreement is dated 2 December 1896. Recorded in Waterbury Town Clerk's office, 4 December 1996, Book 29, pp. 487-488.
- 6) An agreement between A. H. Bailey, E. F. Palmer and O. L. Ayers, Water Commissioners of the Village of Waterbury and the State of Vermont, dated 24 January 1927. (2 copies). Charles B. Adams, attorney. Agreement is from 1 January 1927-1 January 1947.
- 7) The following may be from the Duxbury Land Records (9 pp.): "There is reserved and excerpted from the operation of this lease all rights to an ice pond, dam, ice house and rights pertaining to thereto now held by W. F. and M. D. Davis being the right originally granted to B. F. Atherton under lease from L. B. Graves, dated 3 October 1898, and recorded in Book 17, page 461, of the Duxbury Land Records, and under lease of A. E. Moody dated 23 February 1907 and recorded in Book 18, page 422, of the Duxbury Land Records. Reference is hereby made to all of the above mentioned deeds and leases, all references therein, to the records thereof and to the Duxbury Land Records for a more particular description of said premises."
- 8) "Indenture made and entered into this 26th day of April A.D., 1937, between the G. E. Moody Corporation and the State of Vermont. What is known as the Graves farm, the O'Brien place, part of the Casey land and Tilton land..." This may be the original lease. It was recorded in the Waterbury Town Clerk's office on 6 June 1935, Book 44, pp. 499, 600-601, under Miscellaneous. It was filed with the Secretary of State's office on 25 June 1935 and recorded in Volume 2, pp.475, of "Conveyances."
- 9) A letter to Commissioner Dale from Dr. Chittick (Rupert A. Chittick, M.D., then Superintendent VSH) dated 5 June 1956, regarding the "Rights in ice pond and ice house held by W. F. & M. D. Davis" (refer to #7 above). According to this letter, it would appear that the

Davises did not, in fact, sell all the claimed area to the State of Vermont but sold some to Mrs. Charles N. Allen. As a result of this, Attorney McKee was contracted to settle the problem and filed a Petition for Declaratory Judgment – State of Vermont vs. Mrs. Charles N. Allen (Iva M. Allen). Petition for Declaratory Judgment attached to this particular set of materials, dated 9 May 1967. There is a copy of a letter to Commissioner Kearns from Dr. Chittick dated 24 October 1966, a letter to Dr. Chittick from Commissioner Kearns, dated 25 October 1966, and Bulletin No.17.10 regarding Employment of Private Legal Counsel dated 1 July 1966 and received 26 October 1966.

10) Continuing with the above (Nos. 7 and 9). Attorney McKee wrote a letter to Theodore Stokes, Hospital Administrator, dated 9 November 1971. The decision in the letter was “a final determination from the Attorney General’s Office, which was to forget the case.” Attached to the letter was a copy of the Petition for Declaratory Judgment (copy of above), Motion to Amend Petition for Declaratory Judgment, and Memorandum of Law and Opinion. Final memo regarding this matter was from Louis P. Peck to Theodore Stokes regarding Attorney’s fees, State v. Allen, dated 9 June 1972, as a result of a letter dated 29 May 1972 from Attorney McKee to Louis Peck.

11) Letter to Robert Eldredge, Esq. from Commissioner John Woodhull dated 10 March 1964 re: Mildred B. Eldredge Lease to the State of Vermont covering property at 86 South Main Street in Waterbury with a sample copy of Lease and Option and a copy of the Lease and Option. Signatures at the end are crossed out. There is also a copy of a letter to Mr. Harold Vincent from Dr. Chittick dated 26 August 1965 regarding the deed and transfer of the Randall Street property. There is no deed or copy in this file. Possession was to have taken place about 1 December 1965. No indication here that it was.

12) A survey of the property in the Village of Waterbury – Randall Meadow, 13 January 1938; C. C. Warren deed, 28 June 1889; James E. Sheple, 1895; and others including William Deal, 5 June 1908; Griswold deed, 6 May 1890; C. C. Corse deed, 1890; George Atkins place – Elizabeth Day filed 21 June 1947; C. C. Warren home – Jewett, 14 May 1945; Annie Gilbert deed, 29 August 1952. This is on 17” x 22” paper.

13) Letters regarding the purchase of the Hamel house and other property fronting on Main Street, dates 28 May, 5 June, 20 June 1968. Purchase of property not made.

14) The following is bound in a legal size, hard brown cover and reads: Vermont State Hospital Real Estate Records – Superintendent’s Copy.

- a) Warranty deed: Cooley-Wright Manufacturing Co., Inc. Granite Savings Bank and Trust Co., Northfield National Bank, Clinton Carr and Annetta Carr to State of Vermont, 29 July 1957.
- b) Administrator’s or Executor’s deed: Annie Grout Gilbert Est. to State of Vermont, 29 August 1952
- c) Warranty deed: Elizabeth Day Fields to State of Vermont, 26 May 1949
- d) Warranty deed: Jeannette Arkley to State of Vermont, 26 May 1949
- e) Warranty deed: Waterbury Savings Bank and Trust Company to State of Vermont, 13 August 1947
- f) Warranty deed: Edgar A. and Florence M. Jewett to State of Vermont, 14 May 1945
- g) Deed: H. F. and Mabel E. Harvey to State of Vermont, 13 January 1938
- h) Deed: Waterbury Savings Bank and Trust Company to State of Vermont, 13 January 1938. Recorded Waterbury Town Clerk’s office, 18 January 1938 and filed with the Secretary of State’s office 28 January 1938
- i) Deed: G. E. Moody Corporation to State of Vermont (see No. 2 above)

- j) Deed: Clinton and Sadie Morse to State of Vermont, 17 December 1937. Recorded in Duxbury Town Clerk's office 20 December 1937 and filed with the Secretary of State's office on 27 December 1937
- k) Warranty deed: S. M. Stearns to State of Vermont, 21 March 1929
- l) Warranty deed: William and Agnes Deal to State of Vermont, 5 June 1908. Recorded at Waterbury Town Clerk's office on 6 June 1908
- m) Warranty deed: Alexis Mead to State of Vermont, 24 May 1899. Recorded in Moretown Town Clerk's office on 25 May 1899
- n) Warranty deed: Joseph Somerville to State of Vermont, 24 March 1899. Recorded in Duxbury Town Clerk's office on 1 April 1899
- o) Warranty deed: James E. Sheple and wife to State of Vermont, 8 March 1895. From Book 27, page 147, Waterbury Town Records
- p) Warranty deed: Henrietta A. Fales to Sheple. Recorded in Book 25, page 36, Waterbury Land Records and copied from them for this series. This was conveyed to William Deal by deed dated 2 May 1883
- q) Quit claim deed: C. C. Sheple to Horace Fales, 30 January 1857. Recorded in Book 15, page 358, Waterbury Land Records. C. C. Sheple to Sylvester Henry, 30 January 1857
- r) Warranty deed: C. C. Sheple to Horace Fales, 20 April 1958 [1858?]. Recorded in Book 15, page 280, Waterbury Land Records. Henrietta Fales to William Deal, 2 May 1883. Recorded in Book 25, page 35, Waterbury Town Land Records. Horace Fales to William Deal, 30 April 1866. Recorded Book 21, page 586.
- s) Description of Elliot property – Elliot deed dated 4 September 1868. Recorded in Book 21, page 70
- t) Administration deed: Curtis N. Arms, Executor of Nancy Griswold Estate, to State of Vermont, 6 May 1890. Recorded in Book 27, page 308, Waterbury Town Records
- u) Warranty deed: Christopher Corse and Addie Wescott to State of Vermont, 15 May 1890. Recorded in Book 27, page 62, Waterbury Town Records
- v) Mortgage deed: G. W. and A. L. Atkins to State of Vermont, 29 June 1889. Recorded in Book 27, page 16, Waterbury Town Clerk's office
- w) Warranty deed: C. C. Warren to the State of Vermont, 28 June 1889. Recorded in Book 27, pp. 333-335, Waterbury Town Clerk's office

15) Letter to Commissioner Woodhull from Dr. Chittick dated 30 December 1963, re: housing for physicians

16) Memo re: State-owned property, dated 23 January 1964

17) Letter to Louis Peck from Beryl Rosenstreich dated 5 February 1971 re: "piece of property that Dr. Chittick wished to purchase from the State" with attached photo of the property.

18) Memo dated 5 September 1972 from Ken Thorington to Dr. Brooks and Ted Stokes re: suggestions for land transfer to Forest and Parks Department

19) Memo from Richard Raymond to Louis Peck dated 22 April 1975 re: lease of land for garden plot