

**Return to:**

John S. Bennet, Esquire
35 Plains Road
P.O. Box 959
Essex, CT 06426

WARRANTY DEED

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

Know Ye, That I, ANN M. SHUGRUE a/k/a ANN SHUGRUE, of the Town of Oxford, County of New Haven and State of Connecticut, for the consideration of FIVE HUNDRED THOUSAND AND 00/100 (\$500,000.00) DOLLARS received to my full satisfaction of the TOWN OF EAST HADDAM, a municipal corporation located within the bounds of the County of Middlesex and State of Connecticut, do give, grant, bargain, sell and confirm unto the said TOWN OF EAST HADDAM, its successors and assigns, my entire interest (being an undivided five-sixths (5/6) interest) in that certain piece, parcel or tract of land with all the buildings and improvements thereon standing, situated in the Town of East Haddam, County of Middlesex and State of Connecticut more particularly described in Schedule "A" attached hereto much part hereof.

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

And also, I the said grantor do for myself and my heirs, executors and administrators, covenant with the said grantee itself and its successors and assigns, that at and until the ensembling 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 encumbrances whatsoever, except as hereinbefore mentioned.

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

In Witness Whereof, I have hereunto set my hand and seal this 28th day of September, in the year of our Lord Two Thousand Nine.

Signed, Sealed and Delivered in presence of

James E. Sheehy
JAMES E. SHEEHY

Ann M. Shugrue L.S.
ANN M. SHUGRUE a/k/a ANN SHUGRUE

Lisette N. Athans
Lisette N. Athans

STATE OF CONNECTICUT)
COUNTY OF NEW HAVEN)

) SS. ANSONIA

SEPTEMBER 28, 2009

On this the 28th day of September, 2009, before me, JAMES E. SHEEHY, the undersigned officer, personally appeared ANN M. SHUGRUE a/k/a ANN SHUGRUE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, as her free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

James E. Sheehy
JAMES E. SHEEHY
COMMISSIONER OF THE SUPERIOR COURT

SCHEDULE "A"

All those certain pieces or parcels of land located in the Town of East Haddam to the east of Connell Road Extension and Ackley Cemetery Road and to the north and south of Town Road in said town, generally known as 46 and 47 Town Road and shown as lots # 16 and # 17 on East Haddam Assessor's map #79 and more particularly shown on a certain map entitled, of 'PERIMETER SURVEY, LAND N/F ANN C. SHUGRUE AND ANN M. SHUGRUE, TAX MAP 79 LOT #16 & #17, ACKLEY CEMETERY ROAD & TOWN ROAD, EAST HADDAM, CONNECTICUT, SCALE 1" = 100', DATED MAY 12, 2007, Sheets 1 of 3, 2 of 3, 3 of 3" which plans have been recorded in the East Haddam Land records. Excluding therefrom, however, that piece or parcel of land shown and designated on the above referenced plans "SHEET 2 OF 3" as "FARM HOUSE AREA = 299,574 S.F. = 6.877 ACRES" consisting of a total of 276.842 acres (collectively known herein as the "premises").

SUBJECT TO:

1. Taxes to the Town of the property herein described on the Grand List October 1, 2008, which taxes the Grantee herein assumes and agrees to pay; and any supplemental assessments or liens which may on or after the date hereof be levied against the premises.
 2. Building lines, if established, and any and all provisions of any statute, ordinance, and governmental regulation, including by not limited to Planning and Zoning Regulations, Inland-Wetland Regulations, Flood Plain Zone Regulations, Truth-in-Lending Laws, and public and private law, local, state or federal.
 3. A Conservation Restriction, as the term is defined in Connecticut General Statutes Sec. 47-42a, et seq. for the purpose of retaining the land or any water areas conveyed predominantly in their natural, scenic or open condition or in agricultural, farming, forest or open space use.
 4. A lease of a portion of the premises to Alex Savitsky for farm land purposes only for a term of ten years.
 5. Maintenance Agreement as set forth in a deed dated and recorded October 23, 1923 in Volume 46 at Page 561 of the East Haddam Land Records.
 6. Agreement set forth in a deed dated September 13, 1941 and recorded October 29, 1941 in Volume 58 at Page 227 of the East Haddam Land Records.
 7. Right of Ways set forth in a deed dated October 2, 1941 and recorded October 31, 1941 in Volume 58 at Page 228 of the East Haddam Land Records.
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8. Rights as set forth in a deed dated October 1, 1962 and recorded October 5, 1962 in Volume 79 at Page 39 of the East Haddam Land Records.

9. Drainage Easement in favor of the Town of East Haddam dated May 10, 2005 and recorded August 29, 2005 in Volume 709 at Page 154 of the East Haddam Land Records.

10. Lis Pendens in favor of Ann C. Shugrue and against Ann M. Shugrue dated June 24, 2009 and recorded in Volume 838 at Page 106 of the East Haddam Land Records.

No Conveyance Tax Collected
Debra H. Denette
Town Clerk of East Haddam

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Debra H. Denette
Town Clerk
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