

2-23-2021

9:30 AM

BK 173 PG 524 - 525

VOL. 173 PAGE 524

File and Return to:
Cohen and Wolf, PC
158 Deer Hill Avenue
Danbury, CT 06810

STATUTORY QUIT CLAIM DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

KNOW YE THAT, PEPPER PLATT JONES of 1 Memory Lane, Sherman, Connecticut,

in consideration of NO CONSIDERATION

grants to **COOTE HILL ROAD, LLC**, a Connecticut limited liability company have and office and place of business at 1 Memory Lane, Sherman, Connecticut,

WITH QUIT CLAIM COVENANTS, the premises more particularly described as follows:

First Parcel:

ALL THAT CERTAIN piece or parcel of land situated in the Town of Sherman, County of Fairfield, State of Connecticut, shown and designated as "Cootehill" on a map entitled "COOTEHILL' ON THE LAND OF CLAIRE E. L. COOTE SHERMAN, CONNECTICUT SCALE 1"= 100' OCTOBER 1975" prepared by Peer Lund Surveyor, and which map is on file in the office of the Sherman Town Clerk, Map No. 830, to which reference is made for a more particular description.

Second Parcel:

ALL THAT CERTAIN piece or parcel of land located in the Town of Sherman, County of Fairfield, State of Connecticut on the easterly side of Connecticut Route 37, containing 0.303 acres as shown and designated on a map entitled, MAP PREPARED FOR PEPPER PLATT JONES ROUTE 37 SHERMAN, CONNECTICUT SCALE 1" - 100' APRIL 10, 1991" certified substantially correct as a Class A-2 Survey, Richard W. Dibble, LCS # 8152, which map is on file in the office of the Sherman Town Clerk as Map No. 1488. Reference is made to a Quit Claim Deed from William R. Jones and Beatrice P. Jones to Pepper P. Jones, dated May 2, 1991 and recorded in the office of the Sherman Town Clerk in Volume 63 at Page 668 for a more particular description of the parcel.

Both Parcels are conveyed together with and subject to all rights, and the obligations pertaining thereto, granted to others to pass and repass and lay utilities in common with the Grantee herein, as of record may appear.

VOL. 173 PAGE 525.

No Conveyance Tax Collected

Signed this 29th day of January, 2021.

Witnessed by:

Neil R. Marcus

Pepper Platt Jones
Pepper Platt Jones

Judith L. DeWolfe

STATE OF CONNECTICUT)

COUNTY OF FAIRFIELD)

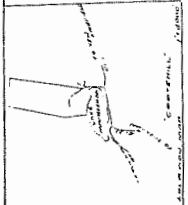
ss: Danbury

The foregoing instrument was acknowledged, before me, this 29th day of January 2021,
by PEPPER PLATT JONES, as his free act and deed.

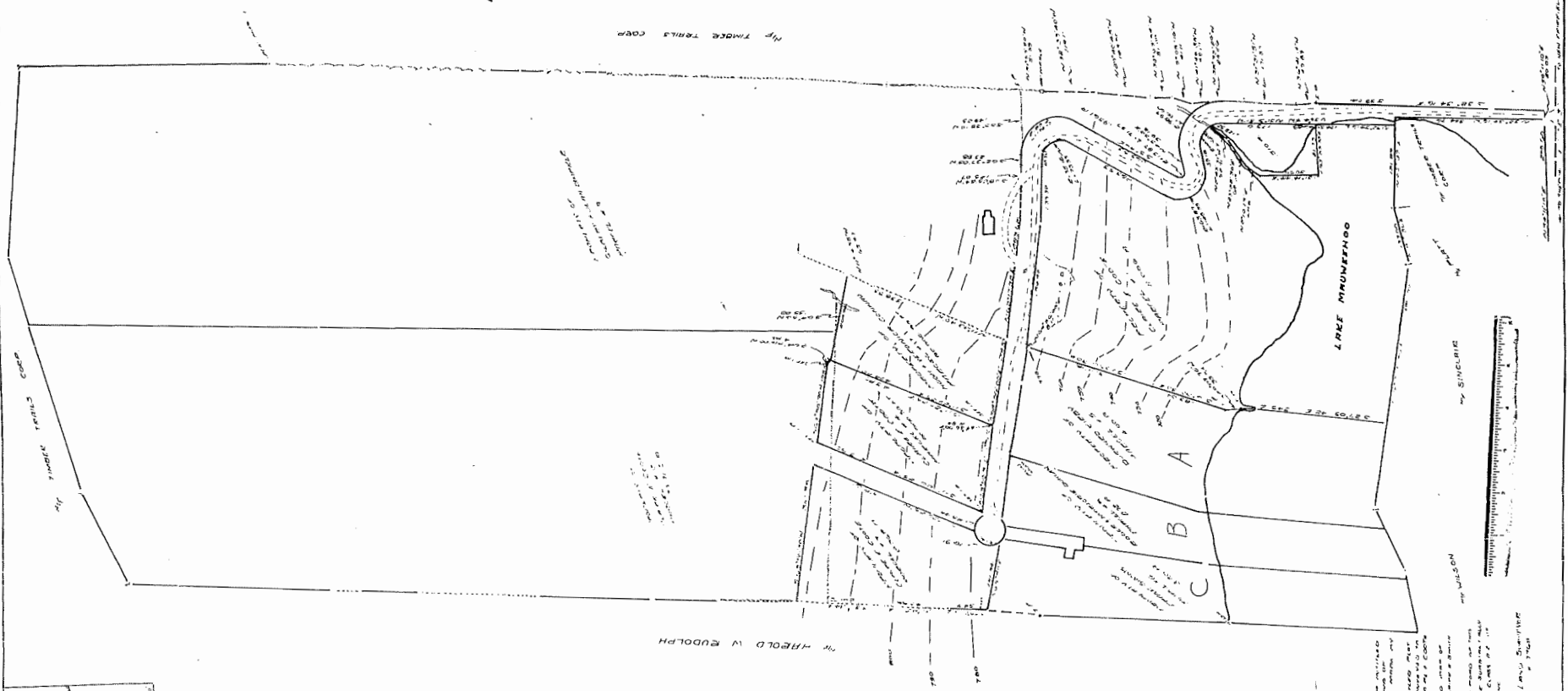
Neil R. Marcus
Neil R. Marcus
Commissioner of the Superior Court

Received for record on Feb. 23, 2021
at 9:30 A. M. and recorded in
Volume 173 at Pages 524 & 525
of the Sherman Land Records.

By: Carol L. Haven
Town Clerk



Map # 830
Filed January 19, 1974
Map Drawer #3



"COOTEHILL"
ON THE LAND OF
CLARE EL COOTE
SHERMAN, CONNECTICUT
SCALE 1"=100' OCTOBER, 1973

Table 3 and 4, affixed, Jan 3, 1974
Arthur Q. Linnell
Ch. Planning and Zoning Commission

NOTED: This map was prepared by the Planning and Zoning Commission of the Town of Sherman, Connecticut, and is a true and correct copy of the original map as filed with the Commission. The map was prepared by the Planning and Zoning Commission of the Town of Sherman, Connecticut, and is a true and correct copy of the original map as filed with the Commission.

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44A

JOHNS ASSOCIATES
1111 N. 1st St. Suite 100
Tulsa, Oklahoma 74103
Tel: (918) 438-1111

Map No. 1488
DATED 1971
TULSA, OKLAHOMA
1111 N. 1st St. Suite 100
Tel: (918) 438-1111

MAP
PREPARED FOR
PEPPER PLATT JONES
ROUTE 37
SUGARMAN, CONNECTICUT
SOURCE 1"=100' MAP OF 1961
CORRECTED TO SHOW AS OF 1971

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APPROVED
4/17/71
Spencer T. Mullins
Chairman, PZC

