

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

Know Ye, That DAVID E. HASULAK and CATHLEEN S. HASULAK, of the Town of
Sherman, County of Fairfield and State of Connecticut,

herein designated as the Grantors,
for the consideration of TWO HUNDRED FORTY-TWO THOUSAND FIVE HUNDRED DOLLARS
received to the full satisfaction of the Grantors, from HENRY W. BERINSTEIN and RONNEY A.
BERINSTEIN, of New York, New York,

herein designated as the Grantees,
do hereby give, grant, bargain, sell and convey to the Grantees and to the survivor of them and to such survivor's
heirs and assigns forever

See Schedule "A" attached hereto and made a part hereof for description.

And Furthermore, the Grantors do by these presents bind themselves and their heirs, successors and assigns forever to WARRANT AND DEFEND the premises hereby conveyed to the Grantees and to the survivor of them and to such survivor's heirs and assigns against all claims and demands whatsoever, except as herein stated.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

In Witness Whereof, the Grantors have hereunto set their hands and seals, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be affixed hereto, this 28th day of September 19 84 .

Signed, Sealed and Delivered in the presence of
or Attested by

James G. Englis

DAVID E. HASULAK

CATHLEEN S. HASULAK

State of Connecticut
County of LITCHFIELD

§ 36.

New Milford

The foregoing instrument was acknowledged before me this 28th day of September 19 84 , by David E. Hasulak and Cathleen S. Hasulak.

James G. Englis
Commissioner of the Superior Court

Warranty Deed

(SURVIVORSHIP)

DAVID E. HASULAK
CATHLEEN S. HASULAK

TO

HARRY W. BERINSTEIN
RONNEY A. BERINSTEIN

Dated SEPTEMBER 28, 19 84

Received for Record19.....

atM.

Recorded in Vol.Page.....

of

Land Records by

Town Clerk

SCHEDULE "A"

A certain piece or parcel of land, situated in the Town of Sherman, County of Fairfield and State of Connecticut, on the easterly side of Lake Mauweehoo, together with the buildings and improvements thereon, bounded and described as follows:

Beginning at a point in the center of Lake Mauweehoo which is the northeasterly corner of the premises herein described and is the northwesterly corner of premises described by a deed from Claire E. L. Coote to Frank A. Simms; thence along land of Frank A. Simms S 29° 25' East 467 feet, more or less to an iron pipe; thence continuing along land of said Simms S 25° 00' East 296.54 feet to an iron pipe; thence along land now or formerly of said Claire E. L. Coote S 65° 00' West 15 feet to a point; thence along land now or formerly of said Claire E. L. Coote S 25° 00' East 187.92 feet; thence on a curve to the left along the arc of a 40-foot radius 15.4 feet more or less; thence still along land now or formerly of said Claire E. L. Coote, being a roadway, S 63° 47' West 151.5 feet more or less to an iron pin; thence along land now or formerly of said Claire E. L. Coote the following courses and distances: N 17° 39' West 146 feet more or less; N 16° 46' 30" West 119 feet; N 16° 01' West 192 feet more or less, N 28° 05' West 451 feet more or less to the center of Lake Mauweehoo; thence in a generally northeasterly direction following the center line of Lake Mauweehoo to the point or place of beginning.

Said above-described premises are more particularly shown and designated on a certain map entitled, "Wooded Lake Parcels on Land of Claire E. L. Coote, Sherman, Conn. Scale 1" = 50' Revised June 1957 Certified Substantially Correct K. W. Rogers, Surveyor", which map is filed in the office of the Town Clerk of the Town of Sherman, containing 2.72 acres more or less (1.08 acres being under Lake Mauweehoo being Parcel B as shown on the above-mentioned map.

Together with all passway rights as more particularly set forth in Warranty Survivorship Deed from Claire E. L. Coote to Roger Mason Duncan and Marjorie Coote Duncan dated November 23, 1964 and recorded in the Sherman Land Records in Volume 27 Page 33 through 34 and subject to maintenance and upkeep costs of said right of way as follows:

The cost of maintenance and upkeep of the right of way herein granted shall be paid equally by all persons to whom this right has been given or to whom it may be given in the future, the present costs set at \$100 per year but this amount may be changed or altered as costs indicate in the future.

Said premises are also described in Quit Claim Deed from Roger Mason Duncan to Marjorie Coote Duncan dated April 15, 1974 and recorded on the Sherman Land Records.

SUBJECT TO:

1. Any and all provisions of any municipal ordinances or regulations or public or private law.
2. Any assessments or pending assessments for which a lien or liens have