

BK 152 PG 948 - 949

Return to:
Christopher T. Donohue, Esquire
Law Office of:
RIEFBERG, SMART, DONOHUE
& NEJAME, P.C.
9 Old Sugar Hollow Road
Danbury, Connecticut 06810

Prepared by:
A. Peter Damia, Esquire
Law Office of:
JONES, DAMIA, KAUFMAN
BOROFSKY & DePAUL, LLC
301 Main Street P.O. Box 157
Danbury, Connecticut 06813-0157

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, **PEPPER PLATT JONES**, of 1 Memory Lane, Sherman, CT 06784, for consideration paid in the amount of Three Hundred Thousand and no/100 (\$300,000.00) Dollars, grant to **PETER A. KURING and SHARON M. KURING**, of 15 Carls Lane, New Milford, CT 06776, with **WARRANTY COVENANTS**

ALL THAT CERTAIN piece or parcel of land situated in the Town of Sherman, County of Fairfield and State of Connecticut, known and designated as Parcel 1, containing 11.006 acres, more or less, on a certain map entitled "COOTEHILL' ON THE LAND OF CLAIRE E. L. COOTE SHERMAN, CONNECTICUT SCALE 1" 100' OCTOBER 1975" on a map prepared by Peer Lund Surveyor, and which map was filed on January 17, 1974 as Map #830 in the Office of the Town Clerk of the Town of Sherman, to which map reference is hereby made for a more particular description. A portion of said Parcel #1 is located under the waters of Lake Mauweehoo.

EXCEPTING THEREFROM a certain piece or parcel of land lying under the waters of Lake Mauweehoo as shown on said Map #830 and more particularly bounded and described as follows: Commencing at a point on the easterly side of Cootehill Road, so-called, which point is under the waters of Lake Mauweehoo and marks the northwesterly corner of Parcel #1 as shown on said Map #830, thence running along the easterly boundary of said Cootehill Road S 32° 34' 16" E 194.55 feet to a point, which point marks the northwesterly corner of other land of Pepper Platt Jones shown as a parcel containing .510 acres on said Map #830; thence turning and running along said other land of Pepper Platt Jones, N 53° 53' 33" E 28.02 feet to a point; thence turning and running N 32° 34' 16" W to a point on the northerly boundary of Parcel #1 as shown on said Map #830; thence turning and running along the northerly boundary of said Parcel #1 as shown on said Map #830 S 55° 39' W to the point or place of beginning.

TOGETHER WITH the right to pass and re-pass over the roadway shown on said map and known as Cootehill Road.

TOGETHER WITH the right of the Grantee and the Grantee's successors and assigns at its and their option to maintain and improve such portion of the roadway known as Cootehill Road as Grantee shall deem appropriate. Nothing contained herein shall obligate Grantee to maintain such roadway.

TOGETHER WITH and subject to the right, in common with others, to use the waters of Lake Mauweehoo.

SAID PREMISES ARE SUBJECT TO:

- a. Any governmental rules, regulations and Federal, State and Municipal limitations, including hazardous waste regulations and provisions of any ordinance, municipal regulation, including planning and zoning, inland-wetland and applicable building and/or health codes, or public or private law.
- b. Taxes on the Grand List of October 1, 2012, due and payable after the closing of title.
- c. Any riparian or littoral rights of others in and to any pond, lake or stream on, adjoining or passing through the above described premises.
- d. The exclusive right in favor of Cinda Firestone, her heirs, administrators, executors, successors and assigns, to pass and re-pass over a strip of land shown and designated as Right of Way on a certain map entitled "Map Showing Right of Way to be granted to Cinda Firestone by Pepper Platt Jones Sherman, Connecticut Scale 1" = 100' May 16, 1991, Rev'd June 11, 1991" which map is certified substantially correct as an A-2 survey by Richard W. Dibble, LLS #8158, and which map is on file in the Office of the Town Clerk of the Town of Sherman as Map

#1498.

e. The right in favor of P. Kempton Mandeville and Nancy Gage Mandeville, their heirs, administrators, executors, successors and assigns to take and obtain water through and by means of a pipeline as more particularly described in a certain deed from Gilbert W. Barker and Jean M. Barker to P. Kempton Mandeville and Nancy Gage Mandeville dated May 30, 1985 recorded June 1, 1985 in Volume 46 at Page 1040 of the Sherman Land Records.

Signed this 24th day of July, 2013.

Witnessed by:

A. Peter Damia
A. Peter Damia

Pepper Platt Jones
PEPPER PLATT JONES

Charles T. Doris

STATE OF CONNECTICUT)

} ss: Danbury

COUNTY OF FAIRFIELD)

On this the 24th day of July, 2013, before me, A. Peter Damia, the undersigned officer, personally appeared **PEPPER PLATT JONES**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

A. Peter Damia
Commissioner of the Superior Court

\$2250 - State Conv. Tax Rec.

\$750 - Town Conv. Tax Rec.

Paul R. Havens
Town Clerk of Sherman

Received for record on July 25, 2013
at 9:07 A.M. and recorded in
Volume 152 at Page 948 + 949
of the Sherman Land Records

By: Paul R. Havens
Town Clerk

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

Know Ye, That I, WILLIAM E. WAGNER, of 56 Flandreau Ave., New Rochelle,
New York 10802

for the consideration of NINETY FIVE THOUSAND(\$95,000.00) DOLLARS
received to my full satisfaction of GERTRUDE E. SCHUBERT, of 117 Virginia Ave.,
Freeport, New York 11520

do give, grant, bargain, sell and confirm unto the said GERTRUDE E. SCHUBERT

SEE SCHEDULE A ATTACHED HERETO

"\$ 475. - STATE
Conveyance Tax received
Carol Sherman
Town Clerk of Sherman"

"\$ 104.50 TOWN
Conveyance Tax received
Carol Sherman
Town Clerk of Sherman"

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto her the said grantee and her heirs and assigns forever, to her and their 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 her heirs and assigns, that at and until the ensueing 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 incumbrances whatsoever, except as hereinafore mentioned.

And Furthermore, I the said grantor do by these presents bind my self and my heirs forever to WARRANT AND DEFEND the above granted and bargained premises to her the said grantee and her heirs 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 August in the year of our Lord nineteen hundred and eighty six
Signed, Sealed and Delivered in presence of
Raymond C. Lubus William E. Wagner
Raymond C. Lubus
Peter W. White Jr.
Peter W. White Jr.

Please execute this document in the presence of two witnesses and a Notary Public who should complete the acknowledgment and affix his or her impression seal and the date upon which his or her commission expires. Under the signatures of the witnesses and the Notary, their names should be either printed or typed in. The Notary may serve as one of the two witnesses if you so desire.

State of Connecticut }
County of FAIRFIELD } ss. New Fairfield

On this the 28th day of August 19 86
before me, Raymond C. Lubus, the undersigned officer,
personally appeared William E. Wagner

whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as his free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.
Raymond C. Lubus
Commissioner of the Superior Court
Title of Officer

SCHEDULE A

A certain piece or parcel of land situated in the Town of Sherman, County of Fairfield, State of Connecticut, being more particularly shown and designated as Lot No. Three (3) on a certain map entitled, "Cootehill" on the land of Claire E.L. Coote, Sherman, Connecticut, Scale 1" = 100', October, 1973, certified, "Substantially Correct", Peer Lund, L.S. #7765, which map is filed in the office of the Town Clerk of the Town of Sherman on January 17, 1974 as Map #830 in Map Drawer #3.

Said Parcel #3 contains 2.368 acres.

Together with the right to pass and repass at all times and for all purposes, along the existing private road known as Cootehill Road from the above described premises to Route #37. Said right of way is owned by Clare E. L. Coote, and is shown on the aforementioned map.

Together with the right, privilege and easement to use, pass and repass, in common with others, the piece or parcel of land shown and designated as ".510A" on the aforesaid map of "Cootehill" and to use the waters of Lake Mauweehoo.

SUBJECT TO a maintenance cost for said right of way, which cost shall be shared equally by the owners of all the lots abutting said right of way, and shall be determined and agreed upon by a majority of all of said abutting owners' except that in no event, shall said annual maintenance costs be less than Fifty Dollars (\$50.00) per year.

Received for record on September 3, 1986 at
9:00 A.M.

ATTEST: Carol A. Hennessey
TOWN CLERK

|| one of the two witnesses if you so desire.