

VOL. 99 PAGE 444

WARRANTY DEED SURVIVORSHIP

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

KNOW YE, THAT We, STEPHEN FOX and LUANN ARONSON of 2265 N Gower Street, Hollywood, CA 90068, for the consideration of ONE HUNDRED EIGHTY FIVE THOUSAND and 00/100 DOLLARS (\$185,000.00) and other valuable consideration, received to our full satisfaction of MICHAEL J. BERGER and SUZANNE J. BERGER of 9 Burkhardt Way, Gaylordsville, CT 06755 do give, grant bargain, sell and confirm unto the said MICHAEL J. BERGER and SUZANNE J. BERGER, and to the survivor of them and to such survivor's heirs and assigns forever, the following:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto them the said Grantees, and unto the survivor of them and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

AND ALSO, We, the said Grantors, do for ourselves, our heirs, executors, administrators, and assigns, covenant with the said Grantees, and with the survivor of them and with such survivor's heirs and assigns, that at and until the ensealing of these presents we are 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, We, the said Grantors, do by these presents bind ourselves and our heirs and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said Grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 19th day of December, 2001.

Signed, Sealed and Delivered
In the Presence of:

Sheryl D. Zimbert
Witness:

Robert W. King
Witness:

Stephen Fox
Stephen Fox

Luann Aronson
Luann Aronson

VOL. 99 PAGE 445
STATE OF *New York* ss: *New York* December 19th, 2001
COUNTY OF *New York*

Personally appeared STEPHEN FOX and LUANN ARONSON, signers and sealers of the foregoing instrument and acknowledged the same to be their free act and deed, before me.

SHERYL D. LIMPET
Notary Public, State of New York
No. 001097076
Qualified in New York County
Commission Expires Jan. 27, 2003
Sheryl D. Limpert
Notary Public
My Commission Expires: *1/27/03*
Affix Seal

Latest Address of Grantees:
9 Burkhardt Way
Gaylordsville, CT 06755
\$ 925 - State Conv. Tax Rec.
\$ 203.50 Town Conv. Tax Rec.
Carol R. Havens
Town Clerk of Sherman

SCHEDULE A

ALL THAT CERTAIN piece or parcel of land, situated in the Town of Sherman, County of Fairfield and State of Connecticut, shown and designated as 19.787 acres on a certain map entitled, "Map Prepared for Pepper Platt Jones Route 37 Sherman, Connecticut Scale 1" = 100' April 10, 1991" which map is certified substantially correct as an A-2 survey by Richard W. Dibble LLS #8158, and which is recorded in the Sherman Land Records as Map #1488.

Together with the right in common with others to pass and repass over the passway leading from the cul-de-sac to Route 37 shown on said map.

Together with the exclusive right to pass and repass 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 is recorded in the Sherman Land Records as Map #1498.

Together with the right to use the waters of Lake Mauweehoo in common with others and the right to construct a small dock and a storage area at Lake front at end of right of way for one boat with adequate space for a U-turn at the Lake. The right to approve the location and aesthetics of the dock and storage area is reserved to Pepper Platt Jones, which approval shall not be unreasonably withheld.

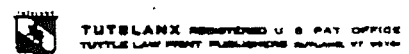
Said premises are conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation, public or private law, including but not limited to planning, zoning and subdivision regulations of the Town of Sherman.
2. Taxes, assessments and municipal chages hereafter due and payable to the Town of Sherman.
3. Wetlands area as shown on Map No. 1488.

Received for record on December 28, 2001
at 1:35 P.M.

ATTEST: *Carol R. Havens*
TOWN CLERK

Form 48 Connecticut WARRANTY DEED - SURVIVORSHIP INDIVIDUAL
REV 6/76



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

Know Ye, That PETER W. WHITE, JR., of Lavelle Avenue, Town of New Fairfield, County of Fairfield, State of Connecticut

for the consideration of Thirty three thousand five hundred Dollars (\$33,500.00) received to his full satisfaction of STEVE M. QUARANTO and LORETTA QUARANTO of 15 Col. Glen Drive, Carmel, New York

does give, grant, bargain, sell and confirm unto the said STEVE M. QUARANTO and LORETTA QUARANTO

and unto the survivor of them, and unto such survivor's heirs and assigns forever

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 Number Four (#4) 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 to be filed in the office of the Town Clerk of the Town of Sherman.

Said parcel contains 80,000 square feet.

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 Claire 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 ".510 A" on the aforesaid map of "Cootehill" and to use the waters of Lake Mauweeho. (continued on reverse)

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

And Also, I, the said grantor do for myself, my heirs, executors, administrators, and assigns, covenant, with the said grantees and with the survivor of them, and with such survivor's 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 hereinbefore mentioned.

And Furthermore, I, the said grantor do by these presents bind myself and my heirs, and assigns forever to Warrant and Defend the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's 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 27th day of September in the year of our Lord nineteen hundred and eighty two

Signed, Sealed and Delivered in presence of

Hugh A. Burrell
Robert L. Burrell

PETER W. WHITE JR.

State of Connecticut

County of Fairfield

On this the 27th

day of September

1982, before me,

Hugh A. Burrell

the undersigned officer, personally appeared

Peter W. White, Jr.

known to me (or satisfactorily proven) to be the person whose name 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

Hugh A. Burrell

Latest address of Grantee:

Commissioner of the Superior Court

No. and Street 15 Col. Glen Drive

Title of Officer

City Carmel

\$36.55 Conveyance Tax received

State New York Zip 10512

Town Clerk of Sherman

Vol 42 Page 752

By the acceptance hereof, the Grantees, for themselves, their heirs, executors, administrators, and assigns, covenant and agree to pay 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 (\$50.00) Dollars per year.

Said premises are subject to:

1. Any and all provisions of any ordinance, municipal regulation, or public or private law.
2. Current taxes due the Town of Sherman.

Received for record on September 28, 1982 at 1:55 P.M.

ATTEST

Carol L. Havens
TOWN CLERK

CERTIFICATE RELEASING AND DISCHARGING TAX LIEN

The undersigned Tax Collector of Town of Sherman * in the County of Fairfield, State of Connecticut, hereby releases and discharges, because of the payment of the amount secured thereby, a tax lien in favor of the said Town of Sherman * upon certain real estate situated in said Sherman and in the Town of Sherman †
Name of Tax District if other than Town
which tax lien is recorded in the name of Salli I. Disbury (Wellborn) and Laura Disbury in Volume 42, page 308 of the land records of the said town. The amount so paid consists of \$ 270.16 tax and of all interest, fees and other legal accumulations thereon.

Dated at Sherman, Connecticut, on the 6th

day of October, 19 82

Received for record on October 6, 1982 at 1:25 PM.

TEST:

Carol L. Havens
TOWN CLERK

William J. Kyslow
Tax Collector

† Insert here the name of the town.

* Insert here the corporate name of the tax district, and indicate whether it is a town, city, borough or other tax district.

10-16-2013

1:35 PM

BK 153 PG 606 - 607

AFTER RECORDING RETURN TO:
Attorney Daniel Rosemark
Rosemark Law, LLC
100 Mill Plain Road
Danbury, CT 06811

WARRANTY DEED

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

KNOW YE THAT, Richard Valeriani of 23 Island View Drive, Sherman, Connecticut 06784, herein referred to as the Grantor, for the consideration of One Hundred Seventy Five Thousand Dollars and 00/100 (\$175,000.00) received to his full satisfaction does give, grant, bargain, sell and convey unto Andrija A. Ilic and Gail F. Wildman of 8 Beech Hill Lane, Pound Ridge, New York 10576, herein referred to as the Grantees, and unto the survivor of them and unto such survivor's heirs and assigns forever, all that certain piece or parcel of property situated in the Town of Sherman, County of Fairfield, State of Connecticut, known as 15 Coote Hill Road, bounded and described, as follows:

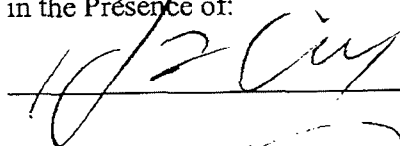
SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

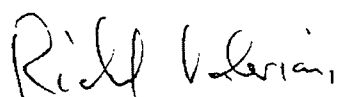
TO HAVE AND TO HOLD the premises hereby conveyed, with all the appurtenances thereof, unto the said Grantees and unto the survivor of them and unto such survivor's heirs and assigns forever, to their proper use and behoof. And also, the said Grantor does for himself, his heirs, executors and administrators, covenant with the said Grantees and with the survivor of them and with such survivor's heirs and assigns, that at and until the ensealing of these presents the Grantor is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to grant and convey the same in manner and form herein written; and that the same is free from all encumbrances whatsoever, except as herein stated.

AND FURTHERMORE, the said Grantor does by these presents bind himself and his heirs forever to WARRANT AND DEFEND the above granted and conveyed premises to the said 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.

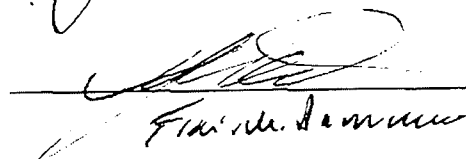
IN WITNESS WHEREOF, Richard Valeriani hereunto set his hand and seals this 15th day of October, 2013.

Signed, Sealed and Delivered
in the Presence of:


Richard Valeriani


Richard Valeriani

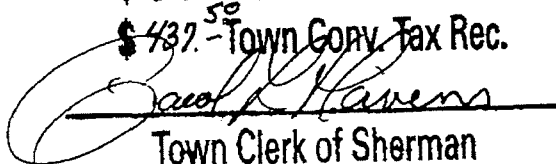
Richard Valeriani


STATE OF CONNECTICUT)
COUNTY OF LITCHFIELD)

SS:

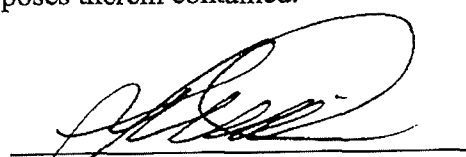
\$1312.⁵⁰ State Conv. Tax Rec.

\$437.⁵⁰ Town Conv. Tax Rec.


Town Clerk of Sherman

On this the 15th day of October, 2013, before me the undersigned officer, personally appeared Richard Valeriani, 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.


Francis M. Donnarumma
Commissioner of the Superior Court

SCHEDULE A

All that certain piece or parcel of land, with any improvements thereon at or known as 15 Coote Hill Road in the Town of Sherman, County of Fairfield, State of Connecticut, on the Easterly side of Lake Mauweehoo, and bounded and described as follows:

Commencing at the most Northerly corner of the herein described parcel at a point which is the center of Lake Mauweehoo and is the most Northerly corner of land now or formerly of Claire E.L. Coote; thence South 31° 14' 30" East 444 feet, more or less, to an iron pipe set in the shoreline; thence South 31° 14' 33" East 446.25 feet to an iron pipe; thence South 28° 57' East 123.03 feet to an iron pipe, said pipe being on the boundary line of land now or formerly of Claire E.L. Coote and land now or formerly of Harold Rudolph; thence South 65° 36' 30" West 154.03 feet to an iron pipe set in the ground; then Southwesterly along the arc of a 40 foot radius 15.37 feet to a stake set in the ground; thence North 25° 00' West 147.92 feet to a stake set in the ground; thence North 65° 00' East 20 feet, more or less, to a stake set in the ground; thence North 25° 00' West 20 feet, more or less, to a stake set in the ground; thence North 25° 00' West 20 feet, more or less, to a stake set in the ground; thence South 65° 00' West 15 feet, more or less, to an iron pipe set in the ground; thence North 25° 00' West 296.54 feet to an iron pin; thence North 29° 25' West 467 feet, more or less, to the center of Lake Mauweehoo; thence North 44° 19' 30" East 123 feet, more or less, being the center of Lake Mauweehoo, to the point of place of beginning

Northwesterly	by the center of Lake Mauweehoo;
Northeasterly	by land now or formerly of Harold Rudolph;
Southeasterly and Southwesterly	by other land now or formerly of Claire EL Coote;

The above described premises are known as Parcel "C" and are shown on a map entitled "Wooded Lake Parcels on the Land of Claire E.L. Coote, Revised June, 1957, Certified 'Substantially Correct', K.W. Rogers, Surveyor", which map is filed in the Office of the Sherman Town Clerk as Map #419.

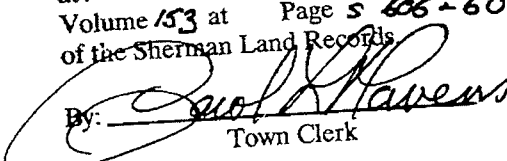
Also hereby granting and conveying to the Grantee herein, his heirs, successors and assigns forever, a right to pass and repass, in common with others, over a 20 foot strip of land, which is the existing road, now or formerly of Claire E.L. Coote, to the flag pole, said existing road being shown on a blueprint entitled, "Map of Property of Frank E. Smith and Claire Elizabeth Smith, Sherman, Conn, Dated Oct., 1944 Certified 'Substantially Correct' J.T. Rogers, Surveyor", which map is filed with the Town Clerk of the Town of Sherman as Map #421, and an extension of said strip of land shown on said survey by K.W. Rogers revised June, 1957, as hereinabove mentioned.

It is understood and agreed that the right of way heretofore mentioned shall extend from said flag pole in a general Easterly direction at least to the Westerly side of Parcel "C" as the same may be projected Southerly and that said right of way shall further extend Northerly therefrom over a strip of land 30 feet wide, more or less, as shown on said survey by K.W. Rogers revised June, 1957, and shall include the square having sides each of 20 feet, more or less, shown thereon.

Said premises conveyed subject to and together with the following:

1. Taxes hereafter becoming due and payable to the Town of Sherman.
2. Notes, lines, easements, rights of way, conditions, facts and all matters as shown on Map Nos. 419 and 421 of the Sherman Land Records
3. Riparian and littoral rights of others.
4. Easement to The Connecticut Light and Power Company dated July 22, 1954 and recorded October 25, 1954 in Volume 22 at Page 126 of the Sherman Land Records.
5. Conditions, rights and agreements as set forth in a certain deed from Claire E.L. Coote to Frank A. Simms dated July 27, 1957 and recorded August 7, 1957 in Volume 23 at Page 227 of the Sherman Land Records.
6. Any and all provisions of any ordinance, municipal regulation, public or private law, including, but not limited to, Inland/Wetland regulations, zoning, planning and subdivision regulations of the Town of Sherman.

Received for record on **OCTOBER 16, 2013**
at **1:35 P**.M. and recorded in
Volume **153** at Page **5 606 + 607**
of the Sherman Land Records

By: 
Town Clerk

6-2-2020 9:50 AM

VOL. 170 PAGE 503

BK 170 PG 503 - 505

RECORD & RETURN TO:
Atty David J. Bisceglia
64 North Street
Danbury, CT 06811

WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **Tricia Dwyer Krueger** of 18 Coote Hill Road, Sherman, CT 06784, for consideration of FOUR HUNDRED SIXTY FIVE THOUSAND & 00/100 DOLLARS (**\$465,000.00**), grants to **Todd W. Jaretsky and Rose Jaretsky** both of 9 June Lane, Montvale, NJ 07645 AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, with WARRANTY COVENANTS, all that certain real property known as **18 Coote Hill Road, Sherman, CT 06784**, being more particularly described in *Schedule A* attached hereto and made a part hereof.

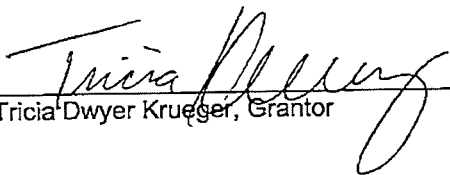
Said Premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
3. Such additional encumbrances, if any, as more particularly set forth in *Schedule A* attached hereto.

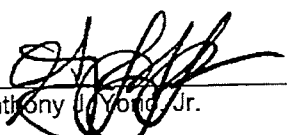
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

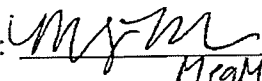
VOL. 170 PAGE 504

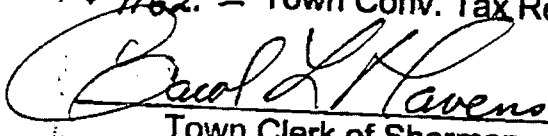
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 29 day of May, 2020.


Tricia Dwyer Krueger, Grantor

Signed, sealed and delivered in the presence of or attested by:

Witness: 
Anthony J. Yorio, Jr.

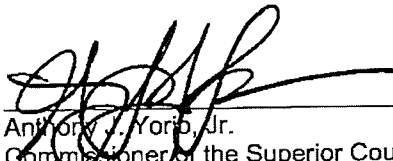
Witness: 
Meg Mascaro

\$ 3487.⁵⁰ State Conv. Tax Rec.
\$ 1162.⁵⁰ Town Conv. Tax Rec.

Carol L. Havens
Town Clerk of Sherman

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

}
} ss. Danbury
}

Personally appeared Tricia Dwyer Krueger, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained in the capacity therein stated, before me, on this 29th day of May, 2020.


Anthony J. Yorio, Jr.
Commissioner of the Superior Court

VOL. 170 PAGE 505

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.

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 Clara E. L. Coote, and is shown on the aforementioned map.

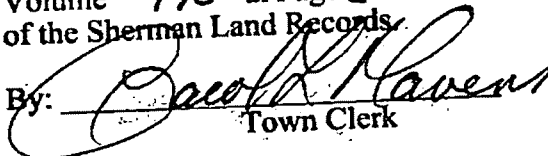
Together with the right, privilege and easement to use, pass and repass, in common with others, the piece or parcel of land shown and designated as ".510A" on the aforesaid map of "Cootehill" and to use the waters of Lake Mauweehoo.

Subject to:

1. Real Estate Taxes to the Town of Sherman, not yet due and payable.
2. Water use charges as may be due and payable to Town of Sherman.
3. Agreement to share in costs of maintenance set forth in a deed dated August 28, 1986 and recorded September 3, 1986 in Volume 50 at Page 566 of the Sherman Land Records.
4. Rights of others in and to the appurtenant rights and rights of way referenced in Schedule A.

Received for record on June 2, 2020
at 9:50 A M. and recorded in
Volume 170 at Page 503 - 505
of the Sherman Land Records.

By:


Town Clerk

RELEASE OF MORTGAGE

Know all Men by these Presents, That, The New Milford Savings Bank, a Corporation legally incorporated by the General Assembly of the State of Connecticut, located and doing business in the Town of New Milford in the County of Litchfield and said State of Connecticut, acting herein by Peter J. Sheehan its Vice President, who is hereunto duly authorized and empowered, does hereby release and discharge a certain mortgage from Gilbert W. Barker and Jean M. Barker

to said New Milford Savings Bank, dated July 31, 1968 and recorded in the records of the Town of Sherman in the County of Fairfield and State of Connecticut in book 30 at page 239 - 242

IN WITNESS WHEREOF, on this twenty-fourth day of May A. D. 1985 the said Bank has caused its corporate seal to be hereunto affixed, and this release to be signed and executed in its behalf by Peter J. Sheehan its Vice President and Agent, duly authorized.

Signed, Sealed and Delivered in presence of

Linda M. Stein
Linda M. Stein
Anne Broadley
Anne Broadley

NEW MILFORD SAVINGS BANK
by *Peter J. Sheehan*
Peter J. Sheehan, Vice President

STATE OF CONNECTICUT } ss. New Milford, May 24 19 85
COUNTY OF LITCHFIELD }

Personally appeared Peter J. Sheehan, Vice President and Agent of the New Milford Savings Bank, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, and the free act and deed of said New Milford Savings Bank, before me.

Received for record on June 1, 1985 at 9:00 A.M.

ATTEST: *Janice M. Weidman*
Janice M. Weidman
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 1988

Paul H. Havens
Paul H. Havens
TOWN CLERK

FORM 174 CONNECTICUT - WARRANTY DEED - SURVIVORSHIP



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

Know Ye, That We, GILBERT W. BARKER and JEAN M. BARKER, both of the Town of Sherman, County of Fairfield and State of Connecticut,

for the consideration of Two Hundred Four Thousand (\$204,000.00) Dollars - -

received to our full satisfaction of P. KEMPTON MANDEVILLE and NANCY GAGE MANDEVILLE, both of RR3, Boutinville Road, South Salem, New York, 10590,

do give, grant, bargain, sell and confirm unto the said P. KEMPTON MANDEVILLE and NANCY GAGE MANDEVILLE,

and unto the survivor of them, and unto such survivor's heirs and assigns forever the following described premises:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF
"\$ 224.40 Conveyance Tax received TOWN" "\$ 1020. - Conveyance Tax received STATE"
Paul H. Havens *Paul H. Havens*
Town Clerk of Sherman" Town Clerk of Sherman"

ALL THAT CERTAIN piece or parcel of land located in the Town of Sherman, County of Fairfield and State of Connecticut, Southeasterly of State Highway Route #37: said premises being more particularly bounded and described as follows:

Beginning at an iron pipe in a stonewall in the Northeasterly line of premises now or formerly of the Timber Trails Corporation on the Southerly boundary line of an existing 50-foot roadway owned by Claire E. L. Coote and which point is the Northwesterly corner of the premises herein described; thence along the Southeasterly side of said roadway 560 feet, more or less, to a stonewall; thence in a generally Southerly direction along land of Hugh E. and Veronica K. Conway following said stonewall 396 feet, more or less, to a point more particularly shown on the hereinafter mentioned map; thence in a generally Northeasterly direction along land of said Conways on course, North 64 degrees 52' 30" East 135.00 feet to a point more particularly shown on the hereinafter mentioned map; thence in a generally Southeasterly direction along land of Claire E. L. Coote 1,890 feet, more or less, to a point in the line of land of the Timber Trails Corporation; thence along land of the Timber Trails Corporation, South 40 degrees 02' 00" West 160.00 feet to a stone bound and South 59 degrees 20' 40" West 440.26 feet to a stone bound; thence still along land of the Timber Trails Corporation, North 33 degrees, 42' 30" West 567.93 feet to an iron pipe; thence continuing along land of the Timber Trails Corporation following in part a fence line and a stonewall 1,740 feet, more or less, to the point or place of beginning.

Said premises contain 30.7 acres, more or less, and are more particularly shown on a certain map entitled, "Plot Plan of Property to be Conveyed to Gilbert W. and Jean M. Barker by Claire E. L. Coote, Sherman, Connecticut, Scale 1"=100', July, 1968, Certified 'Substantially Correct' K. W. Rogers, Surveyor," which map is intended to be filed with the Town Clerk of the Town of Sherman.

Together with the right to take and obtain water through and by means of a pipeline from a well located on other land of Claire E. L. Coote situated across and Northwesterly of said private roadway. Also together with the right of entry upon the property of said Claire E. L. Coote for purposes of inspection of such a pipeline and for purposes of repairing, replacing, relaying and/or maintaining said well and such pipeline. It is mutually agreed between the parties hereto that the foregoing rights shall run with the land; that the Grantors, for themselves, their heirs, successors and assigns, agree that the same or similar rights shall be granted to no more than one additional owner, and further agree for themselves, their heirs, successors and assigns, that such future user shall pay one-half (1/2) of the maintenance costs of said well and electricity therefor.

Also giving, granting and conveying to the Grantees herein and their heirs and assigns, the right to pass and repass, at all times, and for all purposes, over a twenty (20) foot strip of land which is the existing road of Claire E. L. Coote to the flagpole, said existing road being shown on a blueprint entitled, "Map of Property of Frank E. Smith and Claire Elizabeth Smith, Sherman, Conn., Dated October 1944, Certified 'Substantially Correct' J. T. Rogers, Surveyor," which map is filed with the Town Clerk of Sherman as Map #421 Map Book #2 Page 174, and also the same rights over an extension of said strip of land as shown on a survey by K. W. Rogers, Surveyor, entitled "Wooded Lake Parcels on Land of Claire E. L. Coote, Sherman, Conn., Scale 1"=50', Revised June, 1957."

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 and to those to whom such right shall be given in the future. The present cost is set at \$50.00 per year, but this amount will be subject to change at any time in the future upon agreement of all parties concerned.

SUBJECT TO:

1. Any and all provisions of any ordinance, municipal regulation or public or private law.
2. Current taxes and assessments due the Town of Sherman.

Vol 46 Page 1042

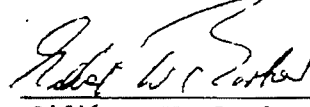
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

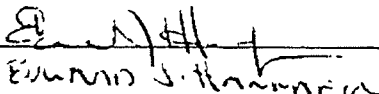
And also, we the said grantors do for ourselves, our heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ensembling of these presents we are well seized of the premises, as a good 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 hereinbefore mentioned.


And Furthermore, we the said grantors do by these presents bind ourselves and our heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, we have hereunto set our hands and seal this 30th day of May in the year of our Lord nineteen hundred and eighty-five.
Signed, Sealed and Delivered in presence of


Jeffrey W. Reinen


Gilbert W. Barker


Edmund J. Thompson


Jean M. Barker

State of Connecticut,

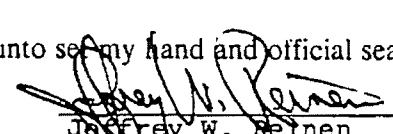
County of Fairfield

} SS. Brookfield

On this the 30th day of May, 1985, before me, Jeffrey W. Reinen, the undersigned officer, personally appeared Gilbert W. Barker and Jean M. Barker

known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, as their free act and deed.

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


Jeffrey W. Reinen
Commissioner of Superior Court
Title of Officer

State of Connecticut,

County of

} SS.

On this the _____ day of _____, 19____, before me, _____, the undersigned officer, personally appeared _____ who acknowledged himself to be the _____ of _____, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

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

Title of Officer

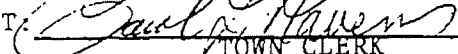
Latest address of Grantee:

Box 372 RR #1, Route No. 30
No. and Street RR3, Boutinville Rd.

Sherman, Conn. 06784
City South Salem

State New York Zip 10590

Received for record on
June 1, 1985 at 9:01 A.M.

ATTEST: 
TOWN CLERK

RETURN TO: T. Stevens Bliss
23 South Main Street
PO Box 1380
New Milford, CT 06776

RECORDED:

CERTIFICATE RELEASING
CONNECTICUT ESTATE TAX LIEN
(Non-Solely-Owned Property)
PC-256A NEW 10/08

STATE OF CONNECTICUT
COURT OF PROBATE

[For estates of decedents dying on or after January 1, 2005]
[NOTE: File a separate certificate with the town clerk
in each town where real property is situated.]

COURT OF PROBATE, DISTRICT OF New Fairfield Probate Court DISTRICT NO. 091	
ESTATE OF Philip K. Mandeville	DATE OF DEATH September 10, 2008
PROPERTY ADDRESS 8 Coote Hill Road, Sherman, CT 06784	
MORE PARTICULARLY DESCRIBED AT: VOLUME/PAGE 46/1040 OF THE Sherman LAND RECORDS [Attach Schedule A with description of property, if necessary.]	
GRANTOR Gilbert W. Baker and Jean M. Baker	GRANTEE P.Kempton Mandeville and Nancy Gage Mandeville

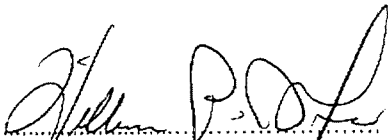
Probate Court Use Only

This is to certify that, by the files and records of this court, the gross taxable estate of said decedent included the decedent's interest in all or a portion of the real property described in the deed or deeds recorded in the volume and page of the land records of the town above written and that, in accordance with C.G.S. §12-398(e), no Connecticut estate tax will be due with respect to said interest.

This will further certify that any lien for estate tax of the State of Connecticut with respect to the decedent's interest in the real property described above is released by the Judge of Probate from the operation of such lien.

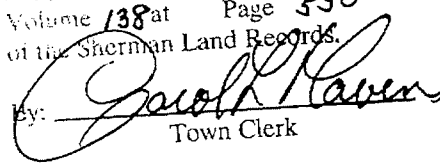
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of this Court on this 17th day of March, 2009.

Court
Seal


Hon. William P. De Feo Judge

FOR TOWN CLERK'S USE ONLY	FOR COURT USE ONLY
	ORIGINAL TO T.Stevens Bliss,Esq.
	DATE March 17, 2009

CERTIFICATE RELEASING CONNECTICUT
ESTATE TAX LIEN
PC-256A

Received for record on April 14, 2009
at 10:20 A.M. and recorded in
Volume 138 at Page 550
of the Sherman Land Records.
By: 
Town Clerk

CzepigaDalyPope LLC
15 South Main St.
New Milford, CT 06776

Type: Q C DEED
Recorded: 3/7/2017 9:30:00
AM

BK 162 PG 553 - 555

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, **Nancy Gage Mandeville**, of the Town of Sherman, County of Fairfield, and State of Connecticut ("Grantor"), for no consideration paid grant to **Nancy Gage Mandeville**, Trustee of the **Nancy Gage Mandeville Living Trust Agreement Dated March 1, 2017**, of the Town of Sherman, County of Fairfield, and State of Connecticut ("Grantee"), with Quit Claim Covenants

Any and all right, title and interest of Grantor in and to a certain piece or parcel of land known as 8 Coote Hill Road, Sherman, Connecticut, and being more particularly bounded and described in Schedule A attached hereto and made a part hereof.

Signed this 1st day of March 2017.

Witnessed by:

Witnessed by: Mary V. Lee
Mary V. Lee

Mary V. Lee

Nancy Gage Mandeville
Nancy Gage Mandeville

Nancy Gage Mandeville

Beth A. Kennedy

Beth A. Kennedy

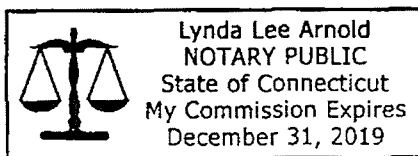
STATE OF CONNECTICUT)

) ss: New Milford

March 1, 2017

COUNTY OF LITCHFIELD)

Personally appeared, Nancy Gage Mandeville, signer of the foregoing instrument and acknowledged the same to be her free act and deed, before me,



Lynda Lee Arnold
Commissioner of the Superior Court

Commissioner of the Superior Court

Notice: This deed was prepared at the request of the Grantor and for the Grantor's benefit. It was based solely on information provided by Grantor. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the preparer of this deed makes no representations as to any matters concerning the title to the conveyed premises that might be revealed by title examination.

No Conveyance Tax Collected
Carol K. Hansen
Town Clerk of Sherman

SCHEDULE A

ALL THAT CERTAIN piece or parcel of land located in the Town of Sherman, County of Fairfield and State of Connecticut, Southeastern of State Highway Route #37: said premises being more particularly bounded and described as follows:

Beginning at an iron pipe in a stonewall in the Northeastern line of premises now or formerly of the Timber Trails Corporation on the Southern boundary line of an existing 50-foot roadway owned by Claire E. L. Coots and which point is the Northwestern corner of the premises herein described; thence along the Southeastern side of said roadway 560 feet, more or less, to a stonewall; thence in a generally Southern direction along land of Hugh E. and Veronica K. Conway following said stonewall 396 feet, more or less, to a point more particularly shown on the hereinafter mentioned map; thence in a generally Northeastern direction along land of said Conways on course, North 64 degrees 52' 30" East 135.00 feet to a point more particularly shown on the hereinafter mentioned map; thence in a generally Southeastern direction along land of Claire E. L. Coots 1,890 feet, more or less, to a point in the line of land of the Timber Trails Corporation; thence along land of the Timber Trails Corporation, South 40 degrees 02' 00" West 160.00 feet to a stone bound and South 59 degrees 20' 40" West 440.26 feet to a stone bound; thence still along land of the Timber Trails Corporation, North 33 degrees, 42' 30" West 567.93 feet to an iron pipe; thence continuing along land of the Timber Trails Corporation following in part a fence line and a stonewall 1,740 feet, more or less, to the point or place of beginning.

Said premises contain 30.7 acres, more or less, and are more particularly shown on a certain map entitled, "Plot Plan of Property to be Conveyed to Gilbert W. and Jean M. Barker by Claire E. L. Coots, Sherman, Connecticut, Scale 1"=100', July, 1968, Certified 'Substantially Correct' K. W. Rogers, Surveyor," which map is intended to be filed with the Town Clerk of the Town of Sherman.

Together with the right to take and obtain water through and by means of a pipeline from a well located on other land of Claire E. L. Coots situated across and Northwestern of said private roadway. Also together with the right of entry upon the property of said Claire E. L. Coots for purposes of inspection of such a pipeline and for purposes of repairing, replacing, relaying and/or maintaining said well and such pipeline. It is mutually agreed between the parties hereto that the foregoing rights shall run with the land; that the Grantors, for themselves, their heirs, successors and assigns, agree that the same or similar rights shall be granted to no more than one additional owner, and further agree for themselves, their heirs, successors and assigns, that such future user shall pay one-half (1/2) of the maintenance costs of said well and electricity therefor.

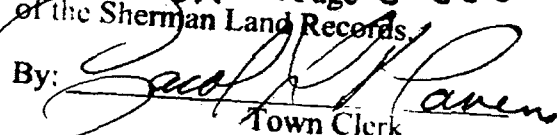
Also giving, granting and conveying to the Grantees herein and their heirs and assigns, the right to pass and repass, at all times, and for all purposes, over a twenty (20) foot strip of land which is the existing road of Claire E. L. Coots to the flagpole, said existing road being shown on a blueprint entitled, "Map of Property of Frank E. Smith and Claire Elizabeth Smith, Sherman, Conn., Dated October 1944, Certified 'Substantially Correct' J. T. Rogers, Surveyor," which map is filed with the Town Clerk of Sherman as Map #421 Map Book #2 Page 174, and also the same rights over an extension of said strip of land as shown on a survey by K. W. Rogers, Surveyor, entitled "Wooded Lake Parcels on Land of Claire E. L. Coots, Sherman, Conn., Scale 1"=50', Revised June, 1957."

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 and to those to whom such right shall be

given in the future. The present cost is set at \$50.00 per year, but this amount will be subject to change at any time in the future upon agreement of all parties concerned.

SUBJECT TO:

1. Any and all provisions of any ordinance, municipal regulation or public or private law.
2. Current taxes and assessments due the Town of Sherman.

Received for record on MARCH 7, 2017
at 9:30 A.M. and recorded in
Volume 162 at Page 5 553-555
of the Sherman Land Records.
By: 
Town Clerk

CzepigaDalyPope LLC
15 South Main St.
New Milford, CT 06776

Type: Q C DEED
Recorded: 3/7/2017 9:31:00
AM

BK 162 PG 556 - 557

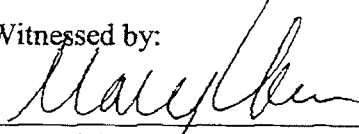
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, **Nancy Gage Mandeville**, of the Town of Sherman, County of Fairfield, and State of Connecticut ("Grantor"), for no consideration paid grant to **Nancy Gage Mandeville**, Trustee of the **Nancy Gage Mandeville Living Trust Agreement Dated March 1, 2017**, of the Town of Sherman, County of Fairfield, and State of Connecticut ("Grantee"), with Quit Claim Covenants

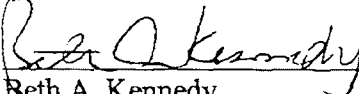
Any and all right, title and interest of Grantor in and to a certain piece or parcel of land known as a 2 acre parcel, and being more particularly bounded and described in Schedule A attached hereto and made a part hereof.

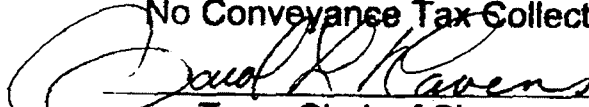
Signed this 1st day of March 2017.

Witnessed by:


Mary V. Lee


Nancy Gage Mandeville


Beth A. Kennedy

No Conveyance Tax Collected

Town Clerk of Sherman

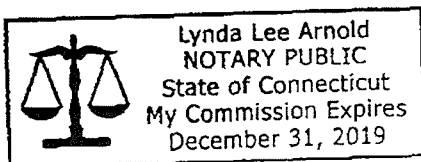
STATE OF CONNECTICUT)

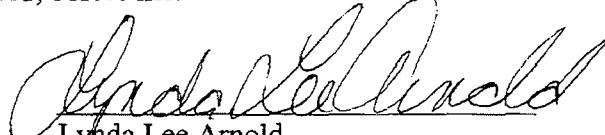
) ss: New Milford

March 1, 2017

COUNTY OF LITCHFIELD)

Personally appeared, Nancy Gage Mandeville, signer of the foregoing instrument and acknowledged the same to be her free act and deed, before me.




Lynda Lee Arnold
Commissioner of the Superior Court

Notice: This deed was prepared at the request of the Grantor and for the Grantor's benefit. It was based solely on information provided by Grantor. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the preparer of this deed makes no representations as to any matters concerning the title to the conveyed premises that might be revealed by title examination.

SCHEDULE A

ALL THAT CERTAIN tract, piece or parcel of land, situate in the Town of Sherman, Fairfield County, State of Connecticut and bounded and described as follows:

Beginning at an iron pipe on the Southerly side of a roadway owned by Claire E.L. Coote, which is fifty (50) feet, more or less, in width, and which point is 50.48 feet, S 17° 14' E from the South-westerly corner of land of Durward Kirby and Mary Paxton Kirby; thence S 17° 14' E following the center line of a stonewall 404 feet to an iron pipe at the Southwesterly corner of the herein described premises; thence N 64° 52' 30" E, 200 feet, more or less, to an iron pipe marking the Southeasterly corner of the herein described premises; thence S 17° 14' W, 404 feet to an iron pipe on the Southerly side of said private roadway; thence S 64° 52' 30" W, 200 feet, more or less, along the Southerly side of said private roadway to the point or place of beginning.

Containing 2 acres, more or less, and bounded and described as follows Northerly 200 feet, more or less, by a private roadway of Claire E.L. Coote;

Easterly 404 feet by land of said Claire E.L. Coote;

Southerly 200 feet, more or less, by land of said Claire E.L. Coote; and

Westerly 404 feet by land of said Claire E.L. Coote.

ALSO giving, granting and conveying to the Grantee herein, their heirs and assigns forever, a right to pass and repass over a twenty (20) foot strip of land, which is the existing road of Claire E.L. Coote, to the flag pole; said existing road being shown on a blueprint entitled, "Map of Property of Frank E. Smith and Claire Elizabeth Smith, Sherman, Conn., dated Oct. 1944, certified 'Substantially Correct', J.T. Rogers, Surveyor", which map is filed in the office of the Town Clerk of the Town of Sherman, and an extension of said strip of land shown on said survey by K. W. Rogers, Revised June, 1957.

Subject to rights of others in and to any brooks or streams located on or running through said premises.

Subject to utility easement from Claire E.L. Coote to the Connecticut Light and Power Company, dated July 22, 1954, and recorded in Vol. 22, at Page 126.

Subject to right of way, maintenance and upkeep charges and agreements as set forth in a certain Warranty Deed from Claire E.L. Coote to Hugh E. Conway and Veronica K. Conway, dated August 9, 1959, and recorded in Vol. 21, at Page 364.

Received for record on MARCH 7, 2011
at 9:31 A M. and recorded in
Volume 162 at Page 556-557
of the Sherman Land Records

By:

David H. Raven
Town Clerk

VOL. 145 PAGE 620

RECORD & RETURN TO:

Manasse, Slaiby & Leard, LLP
50 North Main Street - PO Box 460
Kent, CT 06757-0460

EXECUTOR'S DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **Daryl Griggs** of P.O. Box 2241, New Preston, CT 06777, duly qualified and authorized executor of the last will and testament of Margaret A. Jones late of Danbury, CT 06810, for consideration of FOUR HUNDRED SEVENTY FIVE THOUSAND & 00/100 DOLLARS (\$475,000.00), grants to **Edward Ng and Sandy Ng** both of 25 Walbrooke Road, Scarsdale, New York 10583-2743 AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP with EXECUTOR'S COVENANTS all that certain real property known as **11 Coote Hill, Sherman, CT 06784**, being more particularly described in *Schedule A* attached hereto and made a part hereof.

Said Premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the Grand List of October 1, 2010 and thereafter.
3. Such additional encumbrances, if any, as more particularly set forth in *Schedule A* attached hereto.

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 Grantor has caused these presents to be executed on this 22 day of June, 2011.

Estate of Margaret A. Jones

By:

Daryl Griggs, Executor

Signed, sealed and delivered in the presence of or attested by:

Witness:

Witness:

No Conveyance Tax Collected

Town Clerk of Sherman

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

}
} ss. Danbury
}

Personally appeared Daryl Griggs, signer and sealer of the foregoing instrument, 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 the capacity therein stated, before me, on this 22 day of June, 2011.

Charles T. Jones
Notary Public/Commissioner of the Superior Court

SCHEDULE A

Property Description

FIRST PARCEL:

ALL THAT CERTAIN piece or parcel of land located in the Town of Sherman, County of Fairfield and State of Connecticut at or near Lake Mauwehoo, bounded and described as follows:

Commencing at the northwest corner of the herein described piece, at a point which is the center of Lake Mauwehoo, and is approximately 500 feet distant from the easterly boundary of property of Claire E. L. Coote, and is in line with a stonewall extending into the lake, said stonewall being the westerly boundary of the parcel herein described; THENCE in a southerly direction along the stonewall, a distance of 871.2 feet, more or less to the southwest corner of the parcel herein described; THENCE, running easterly and parallel to the center of the lake and along the line of land of the grantor herein a distance of 200 feet more or less; THENCE, northerly along the line of land of the grantor herein and parallel to the stonewall aforesaid mentioned and 200 feet distant therefrom to the center line of Lake Mauwehoo; THENCE westerly along the center line of Lake Mauwehoo a distance of 200 feet, more or less, to the point or place of beginning.

BOUNDED on the east, south and west by land of the grantor herein, and on the north by the center line of Lake Mauwehoo, so-called.

Also giving granting and conveying to the grantee, herein, his heirs and assigns forever, a right to pass and repass over a twenty foot strip of land, which is the existing road of the grantor herein, to the flag-pole. Said existing road being shown on a blueprint entitled "MAP OF PROPERTY OF FRANK E. SMITH AND CLAIRE ELIZABETH SMITH, SHERMAN, CONNECTICUT, DATED OCTOBER 1944 CERTIFIED SUBSTANTIALLY CORRECT BY J.T. ROGERS, SURVEYOR", which is filed or to be filed in the Land Records of the Town of Sherman, reference thereto being had. The twenty foot right of way shall then continue in a straight line to the westerly side of the stone wall and shall run THENCE northerly along the westerly side of said stonewall to the southwest corner of the parcel of land herein described.

SECOND PARCEL:

ALL THAT CERTAIN piece or parcel of land located in the Town of Sherman, County of Fairfield and State of Connecticut at or near Lake Mauwehoo, bounded and described as follows:

Commencing at the northwest corner of the herein described piece, at a point which is the center of Lake Mauwehoo, and which is also the Northeast corner of land of the Grantees, said land of grantees shown on a map entitled "PROPERTY CONVEYED TO DURWARD AND MARY PAXTON KIRBY BY CLAIRE E. L. COOTE DATED JULY 1954 CERTIFIED 'SUBSTANTIALLY CORRECT', K. W. ROGERS, SURVEYOR", which map is file or to be filed with the Town Clerk of the Town of Sherman reference thereto being had; THENCE in a southerly direction along the present Easterly boundary of the land of grantees to a concrete monument, said monument being approximately 28 feet, more or less, from the Northerly side of a stone fence; THENCE in an easterly direction 28 feet from and parallel to the Northerly side of said stone fence to a point which is 50 feet from the above described Westerly Boundary; ; THENCE in a northerly direction parallel to above described westerly boundary and 50 feet distance therefrom to the center of Lake Mauwehoo; THENCE in a westerly direction along the center of Lake Mauwehoo to place of beginning.

Received for record on June 24, 2011
at 1:46 P.M. and recorded in
Volume 145 at Page 620
of the Sherman Land Records.

By: 
Town Clerk