

WARRANTY DEED

VOL 1076 PAGE 556

To All People To Whom These Presents Shall Come, Greeting:

Know ye that The Alliance Manufacturing Company, a corporation duly incorporated under the laws of the State of Ohio, of the City of Newark, County of Licking and State of Ohio, and qualified under the laws of the State of Connecticut to do business in the State of Connecticut (which corporation was formerly known as Tectum Corporation), for the consideration of One Dollar (\$1.00) and other valuable considerations, received to its full satisfaction of The Seaside Village Homes, Inc., a corporation duly incorporated under the laws of the State of Connecticut, of the City of Bridgeport, County of Fairfield and State of Connecticut, does give, grant, bargain, sell and confirm unto the said The Seaside Village Homes, Inc., its successors and assigns forever, the following real estate situated in the County of Fairfield, in the State of Connecticut, and in the City of Bridgeport, and bounded and described as follows:

Those certain pieces of land, all of which are located in the City of Bridgeport, County of Fairfield, and State of Connecticut, and are bounded and described as follows:

PIECE "A":

Known as Seaside Village, and located on Iranistan Avenue and South Avenue, and consisting of ten (10) parcels, bounded and described as follows:

First Parcel

Bounded

Northerly by South Avenue 165.65 feet;
Easterly on Iranistan Avenue 192.35 feet;
Southerly on Sims Street 147.3 feet; and
Westerly on Little Street 175.65 feet.

Second Parcel

Beginning at the intersection of the westerly line of Little Street with the southerly line of South Avenue; thence running southerly along the westerly line of Little Street 170.83 feet to the northerly line of Sims Street; thence running westerly along said line of Sims Street 117.85 feet; thence northerly at right angles to last line 88.9 feet; thence westerly at right angles to last line 73.7 feet; thence southerly at right angles to last line 88.9 feet; thence westerly at right angles to last line 3.32 feet to the beginning of a curve; thence running westerly or southwesterly 110.77 feet along said curve which is concave toward the south and has a radius of 335.61 feet; thence running northerly 96.5 feet; thence running westerly 67.7 feet; thence running southerly 120.53 feet to a point on a curved line which is concave toward the south and has a radius of 335.61 feet; thence running southwesterly along said curve for a distance of 74.93 feet to the northeasterly line of Flanders Street; the last ten courses being along and following the street line of Sims Street; thence running northwesterly 11.28 feet along the northeasterly line of Flanders Street by a curved line which is concave toward the southwest and has a radius of 218 feet, to a point of compound curvature; from said point of compound curvature running westerly 79.98 feet along said line of Flanders Street by a curve which is concave toward the south and has a radius of 117 feet and meeting the easterly line of Alsace Street at a

point 191.97 feet southerly from the southerly line of South Avenue; thence running northerly along the easterly line of Alsace Street 191.97 feet to the southerly line of South Avenue; thence running easterly along said southerly line of South Avenue 538.68 feet to the point of beginning.

Third Parcel

Beginning at the intersection of the southerly line of South Avenue with the westerly line of Alsace Street; thence running southerly along said line of Alsace Street 50.15 feet; thence running westerly at right angles to last line 63.75 feet; thence running southerly at right angles to last line 79.74 feet; thence running easterly at right angles to last line 63.75 feet; thence running southerly at right angles to last line 52.1 feet to the beginning of a curve; thence running southerly 38.7 feet along said curve which is concave toward the west and has a radius of 41 feet to a point of reversed curvature; thence running southerly 80.42 feet along the curve which is concave toward the east and has a radius of 117 feet to a point of compound curvature; thence running southerly 83.69 feet along a curve which is concave toward the east and has a radius of 323 feet, to a point of tangency; thence running southerly or southeasterly 210.7 feet; (the foregoing nine courses being along the street line of Alsace Street); thence deflecting to the right 1° , $10'$ and running southerly or southeasterly 37.72 feet, in part along the street line of Alsace Street and in part along other land formerly of The Bridgeport Housing Company, and formerly a part of the street line of Alsace Street; thence running southwesterly 94 feet to a monument which is distant 612.6 feet southerly from the southerly line of South Avenue; thence running northerly 612.6 feet to the southerly line of South Avenue; thence running easterly along said southerly line of South Avenue 153.95 feet to the point of beginning.

Fourth Parcel

Beginning at the intersection of the easterly line of Alsace Street with the northerly line of Burnham Street; thence running northwesterly along the easterly line of Alsace Street 190.16 feet to the beginning of a curve; thence running northerly 70.74 feet along said curve which is concave toward the east and has a radius of 273 feet, to a point of compound curvature; thence running northerly and easterly 132.89 feet along a curve which is concave toward the south and has a radius of 67 feet, to a point of compound curvature; thence running southeasterly 65.4 feet along a curve which is concave toward the southwest and has a radius of 168 feet, to a point of compound curvature; thence running southeasterly again 110.12 feet to the northwesterly line of Albert Square along a curve which is concave toward the southwest and has a radius of 775 feet; the foregoing five courses following partly along said street line of Alsace Street, and partly along the southwesterly street line of Flanders Street; and thence running southwesterly 18.31 feet along a curve which is concave toward the southeast and has a radius of 418.1 feet, to a point of compound curvature; thence running southerly 99.08 feet on a curve concave toward the east and having a radius of 97.05 feet, to a point of tangency; thence running southerly 89.15 feet to the northerly line of Burnham Street; the foregoing three courses being along the westerly line of Albert Square; thence running westerly along said northerly line of Burnham Street 112.1 feet to the point of beginning.

Fifth Parcel

Bounded:

Northerly by Sims Street 602.75 feet;

Easterly by Iranistan Avenue 172.27 feet;

Southerly by Cole Street 493.22 feet;

Westerly or southwesterly by Flanders Street 140.19 feet.

Sixth Parcel

Bounded:

Northerly by Cole Street 466.28 feet;
 Easterly by Iranistan Avenue 211.94 feet;
 Southerly by Burnham Street 412.62 feet;
 Westerly by Flanders Street 170.54 feet.

Seventh Parcel

Bounded:

Northerly by Burnham Street 159.85 feet;
 Easterly by Iranistan Avenue 224.97 feet;
 Southerly, southwesterly and westerly by
 Forest Court and Forest Street, as
 re-located by the City of Bridgeport,
 each in part, for a total length of
 397 feet, more or less.

Eighth Parcel

Bounded:

Northerly by Forest Court 183.71 feet;
 Easterly by Iranistan Avenue 78.49 feet;
 Southerly by land now or formerly of one
 William Leary in part, and in part by
 land formerly of The Bridgeport Housing
 Company, in all 176.16 feet;
 Westerly by Forest Street 48.9 feet.

Ninth Parcel

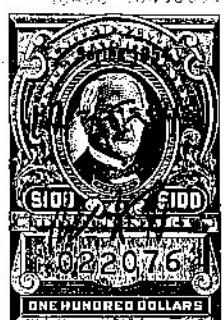
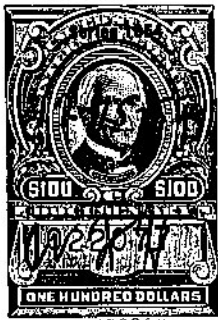
Bounded:

Northerly by Burnham Street 200.18 feet;
 Easterly by Forest Street 164.42 feet;
 Southerly by land formerly of The Bridgeport
 Housing Company 101.13 feet;
 Westerly by land formerly of said The Bridge-
 port Housing Company 8 feet;
 Southerly again by land formerly of said The
 Bridgeport Housing Company 97 feet;
 Westerly again by land formerly of The Bridge-
 port Housing Company (formerly a portion
 of Flanders Street) 157.64 feet.

Tenth Parcel

Bounded:

Northerly by Burnham Street 228.25 feet;
 Easterly by land formerly of The Bridgeport
 Housing Company (formerly a portion of
 Flanders Street) 100 feet;
 Southerly by land formerly of The Bridgeport
 Housing Company 213.07 feet;
 Westerly by land formerly of The Bridgeport
 Housing Company (formerly a portion of
 Alsace Street) 101.35 feet.



The said PIECE "A" above described is more particularly described and delineated on a map entitled "Survey of Seaside Village", made by Scofield & Ford, Surveyors, dated November 26, 1924, which map is on file in the office of the Town Clerk of said Bridgeport, - to which map reference is hereby made.

PIECE "B": Bounded and described as follows:

Northerly by land formerly of The Bridgeport Housing Company, 91.3 feet, more or less;
 Easterly by land formerly of The Bridgeport Housing Company (formerly a portion of Alsace Street) 507.5 feet, more or less;
 Southerly by Atlantic Street 96 feet, more or less;
 Westerly by land formerly of The Crane Company 492 feet, more or less;

AND BEING the same premises designated as Lot Nos. 15 to 34 both inclusive, as delineated on a certain map entitled "Map of Seaside Park Property of The Bridgeport Housing Co.", dated May 1, 1923, prepared by Scofield and Ford Surveyors, and recorded in the Town Clerk's Office of said town of Bridgeport, and to which map reference is hereby made for a more particular description of said premises.

PIECE "C": Bounded and described as follows:

Northerly by other land formerly of The Bridgeport Housing Company 210 feet, more or less;
 Easterly by land formerly of The Bridgeport Housing Company (formerly a portion of Flanders Street), 300.21 feet, more or less;
 Southerly in part by land now or formerly of Harry Dalling (Lot Nos. 9 and 10 on the map hereinafter referred to) in part by land now or formerly of Patrick Ferritor (Lot Nos. 11 and 12 on the map hereinafter referred to) and in part by land now or formerly of Rose Santo (Lots Nos. 13 and 14 on the map hereinafter referred to) in all 174 feet, more or less; and
 Westerly by land formerly of The Bridgeport Housing Company (formerly a portion of Alsace Street) 303.6 feet, more or less;

AND BEING the same premises designated as Lot Nos. 35 to 56 both inclusive and Lot Nos. 77 and 78, as delineated on a certain map entitled "Map of Seaside Park Property of The Bridgeport Housing Co.", dated May 1, 1923, prepared by Scofield and Ford, Surveyors, and recorded in the Town Clerk's Office of said town of Bridgeport, and to which map reference is hereby made for a more particular description of said premises.

PIECE "D": Bounded and described as follows:

Northerly by the present southerly terminus of Alsace Street 50 feet, more or less, and by a line which would be coincident with the southerly line of Burnham Street if said Burnham Street should be projected westerly in a straight line to other land formerly of The Bridgeport Housing Company;
 Easterly by land formerly of The Bridgeport Housing Company
 Southerly by land now or formerly of Ernest R. and Rose M. Santo 25 feet, more or less;

Easterly again by land now or formerly of Ernest R. and Rose M. Santo 101.22 feet;
 Southerly again by Atlantic Street 25 feet, more or less; and
 Westerly by other land formerly of The Bridgeport Housing Company

AND BEING the greater portion of that part of Alsace Street which was discontinued as a street by the City of Bridgeport.

PIECE "E": Bounded and described as follows:

Northerly by the southerly line of Burnham Street 50 feet;
 Easterly by land formerly of The Bridgeport Housing Company
 Southerly in part by land now or formerly of Lucy Zombrzycki and in part by land now or formerly of the Columbia Pattern and Model Company, Incorporated, by a line which is parallel with and distant 100.13 feet northerly of the northerly line of Atlantic Street;
 Westerly by land formerly of said The Bridgeport Housing Company

AND BEING the greater portion of that part of Flanders Street which was discontinued as a street by the City of Bridgeport.

PIECE "F": Bounded and described as follows:

Northerly by other land formerly of The Bridgeport Housing Company 97 feet;
 Easterly by other land formerly of The Bridgeport Housing Company 8 feet;
 Northerly again by other land formerly of The Bridgeport Housing Company 100 feet, more or less;
 Easterly again by Forest Street as re-located by the City of Bridgeport 252 feet, more or less;
 Southerly in part by land now or formerly of John Krosser, in part by land now or formerly of Rose Greenstein, and in part by land now or formerly of Lucy Zombrzycki, in all 162 feet, more or less;
 Westerly by other land formerly of The Bridgeport Housing Company and which was formerly the easterly boundary of the part of that portion of Flanders Street which has been discontinued by the City of Bridgeport as a street 258.21 feet, more or less.

AND COMPRISING those certain parcels of land designated as Lots 57-76, inclusive, and the southerly 8 feet of that parcel of land designated as lot 80, all of which lots are delineated on a certain map entitled "Map of Seaside Park Property of The Bridgeport Housing Company", made by Scofield & Ford, surveyors, dated May 1, 1923 and recorded on July 6, 1923 in the Bridgeport Land Records.

PIECE "G": Bounded and described as follows:

Northerly by land formerly of The Bridgeport Housing Company (Tenth Parcel of Piece "A") 213.07 feet;

Easterly by land formerly of The Bridgeport Housing Company (formerly a portion of Flanders Street) 9 feet, more or less;
 Southerly by land formerly of The Bridgeport Housing Company (Piece "C" above described) 210 feet, more or less; and
 Westerly by land formerly of The Bridgeport Housing Company (formerly a portion of Alsace Street) 9 feet, more or less.

Said premises are conveyed subject to all easements, reservations, restrictions, conditions, rights of way and legal highways contained in prior instruments of record, and any unrecorded municipal sewer rights.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto The Seaside Village Homes, Inc., the said grantee, its successors and assigns forever, to its and their own proper use and behoof. The Alliance Manufacturing Company, the said grantor, does for itself and its successors and assigns, covenant with the said grantee, its successors and assigns, that at and until the ensealing of these presents it is 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 are free from all encumbrances whatsoever, excepting a certain mortgage of The Seaside Village Homes, Inc. to The Alliance Manufacturing Company, which is to be delivered and recorded simultaneously herewith and represents part of the consideration for this conveyance, and excepting taxes hereafter becoming due and payable, which grantee assumes and agrees to pay as part of the consideration for this conveyance.

And Furthermore The Alliance Manufacturing Company, the said grantor, does by these presents bind itself and its successors and assigns forever, to warrant and defend the above granted and bargained premises to The Seaside Village Homes, Inc., the said grantee, its successors and assigns, against all claims and demands whatsoever, excepting as herein set forth.

IN WITNESS WHEREOF the said The Alliance Manufacturing Company has hereunto caused its corporate signature and seal to be affixed this 13th day of December, 1954.

Signed and acknowledged
 in the presence of:

THE ALLIANCE MANUFACTURING COMPANY

By Carl R. Frye
 Carl R. Frye, Vice President

Attest: B. M. Rainsberg
 B. M. Rainsberg, Secretary-Treasurer

STATE OF OHIO
 COUNTY OF FRANKLIN } ss.

December 13, 1954

Then and there personally appeared Carl R. Frye and B. M. Rainsberg, respectively the Vice President and Secretary-Treasurer of said The Alliance Manufacturing Company, the signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed and the free act and deed of the said corporation before me.

W. Kenneth Howell
 Notary Public, State of Ohio
 W. Kenneth Howell
 My commission expires: August 7, 1956