

INSTR # 2015008177
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RECORDED IN ENFIELD CT
SUZANNE F. OLECHNICKI TOWN CLERK
TOWN CONVEYANCE TAX RECEIVED \$1,125.00
STATE CONVEYANCE TAX RECEIVED \$5,625.00

Record and Return to:
Fallon Law Office, LLC
308 Enfield St.
Enfield CT 06082

RECEIVED
ENFIELD PLANNING & ZONING DEPT.
2021 JAN -8 AM 11:32

STATUTORY FORM WARRANTY DEED

KNOW YE, THAT It, **CARAVELLA REALTY**, a Connecticut general partnership having its principal office located in the Town of Somers, County of Tolland, and State of Connecticut,

for the consideration of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$450,000.00)**

received to our full satisfaction of **TINGLEY REALTY, LLC**, a Connecticut limited liability company having its principal office located in the Town of Enfield, County of Hartford and State of Connecticut

do grant, bargain, sell and confirm unto the said **TINGLEY REALTY, LLC**, with **WARRANTY COVENANTS**:

A certain piece or parcel of land, together with the buildings thereon, situate, lying and being in the Town of Enfield, County of Hartford and State of Connecticut, and being more particularly bounded and described as follows:

BEGINNING at a point of tangency, which point is in the easterly street line of Post Road, and which point is 98.08 feet as measured from a Connecticut Highway Department Monument set in the easterly non-access highway line of the Hartford-Springfield Expressway, so-called, on a course which runs S 16° 18' 36" E from said Monument to the point of tangency;

THENCE in an arc of a curve having a radius of 167 feet along the easterly and southerly street line of said Post Road, a distance of 244.11 feet to a point of convergence;

THENCE S 81° 54' 40" E along the southerly street line of Post Road, 49.13 feet to a point;

THENCE turning and running S 6° 28' 15" W along other land now or formerly of George W. Jezek and Stanley J. Turbak, 361.32 feet to a point in the northerly line of land now or formerly of Paul and Anna Zima;

THENCE N 84° 21' 45" W, along the northerly line of land now or formerly of Paul and Anna Zima, 250 feet to a point in the easterly street line of Post Road passing through an iron pin which is set in the southerly boundary of the premises herein conveyed and the northerly boundary of said land now or formerly of Paul and Anna Zima, which pin is 5.58 feet easterly from said easterly street line of Post Road;

THENCE turning and running N 14° 20' 20" E, along the easterly street line of said Post Road, 224.39 feet to the point or place of beginning.

Said premises are conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation, or public or private law.
2. Taxes due the Town of Enfield on the List of October 1, 2014, which taxes the Grantee herein assumes and agrees to pay as part consideration for this conveyance.
3. Any easements, restrictions, and agreements, as of record may appear.

Signed this 28th day of January, 2015

Signed, sealed and delivered
in the presence of:



Lawrence S. Carone

CARAVELLA REALTY

By: 

Thomas A. Caravella, Its Partner Duly Authorized


STATE OF CONNECTICUT:

January 28th 2015

: ss
COUNTY OF HARTFORD :

Personally appeared, Thomas A. Caravella, who acknowledged himself to be the Partner Duly Authorized of Caravella Realty, a Connecticut general partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Partner, before me.



Alexandra B. Rice
Commissioner of the Superior Court

Grantee's Address

119 Post Road
Enfield CT 06082