

After recording, return to:

John R. Ferreira  
Patricia C. Ferreira  
113 Brainard Road  
Enfield, CT 06082

INSTR # 2020013846  
VOL 2747 PG 206 02/10/2020 04:48:03 PM  
RECORDED IN ENFIELD CT  
SUZANNE F. OLECHNICKI TOWN CLERK  
TOWN CONVEYANCE TAX RECEIVED \$924.75  
STATE CONVEYANCE TAX RECEIVED \$2,774.25

## WARRANTY DEED - STATUTORY FORM

KNOW YE THAT, FRANCIS C. LUTWINAS and ROBIN M. LUTWINAS, both of the Town of Enfield County of Hartford and State of Connecticut, for the consideration of **THREE HUNDRED SIXTY-NINE THOUSAND NINE HUNDRED DOLLARS (\$369,900.00)**, received from **JOHN R. FERREIRA and PATRICIA C. FERREIRA**, both of the Town of Enfield, County of Hartford and State of Connecticut, does give, grant, bargain, sell and confirm unto the said **JOHN R. FERREIRA and PATRICIA C. FERREIRA**, as Joint Tenants with right of survivorship, with **WARRANTY COVENANTS**, a certain piece or parcel of land with all buildings and improvements thereon, located in the Town of Enfield, County of Hartford and State of Connecticut, known as **111-113 Brainard Road**, and shown on a map or plan entitled, "PLAN OF LAND FOR BERNARD SHEA ENFIELD, CONN. Scale 1" = 100' Apr 1958 W.E. Savage, Jr., Land Surveyor," which map or plan is on file in the Enfield Town Clerk's Office , Private Book Volume 5, page 245.

EXCEPTED OUT from the above-described parcel are the following conveyances:

A Deed to Robert A. Nuger and Bertram Robinson dated December 19, 1973 and recorded in Volume 379, page 272 of the Enfield Land Records.

A Deed to Robert A. Nuger and Bertram Robinson dated December 19, 1973 and recorded in Volume 379, page 274 of the Enfield Land Records.

A Deed to The Hartford Electric Light Company dated March 14, 1964 and recorded in Volume 237, page 455 of the Enfield Land Records.

Being the same premises as conveyed to Francis C. Lutwinas and Robin M. Lutwinas by Warranty Deed dated April 7, 2003, and recorded in Volume 1646, page 314 of the Enfield Land Records.

Said premises is subject any and all provisions of any ordinance, municipal regulation or public or private law; building, building line and zoning restrictions of the Town of Enfield; taxes to the Town of Enfield on the List of October 1, 2019, and thereafter not yet due and payable; and any other easements or restrictions appearing of record.

RECEIVED  
ENFIELD PLANNING DEPT.  
2021 AUG 30 PM 4:44

Signed in Suffield, Connecticut, this 7th day of February, 2020.

Witnessed by:

*Tamara B. Bourque*  
\_\_\_\_\_  
Tamara B. Bourque  
*Timothy A. Daley*  
\_\_\_\_\_  
Timothy A. Daley

*Francis C. Lutwinas*  
\_\_\_\_\_  
FRANCIS C. LUTWINAS  
*Robin M. Lutwinas*  
\_\_\_\_\_  
ROBIN M. LUTWINAS

STATE OF CONNECTICUT    )  
  ) ss. Suffield                                    FEBRUARY 7, 2020  
COUNTY OF HARTFORD    )

Personally appeared before me, FRANCIS C. LUTWINAS and ROBIN M. LUTWINAS, signers of the foregoing Instrument, and acknowledged the same to be their free act and deed.

*Timothy A. Daley*  
\_\_\_\_\_  
Timothy A. Daley  
Commissioner of the Superior Court

Grantees' Address:  
**113 Brainard Road**  
**Enfield, CT 06082**