

Warranty Deed

This Warranty Deed made the Nth day of January, 2022 reflects the grant, free of consideration, of a certain portion (described in Schedule A) of 36 Mullen Rd. Enfield, Connecticut to be combined with the adjacent parcel at 18 Mullen Rd. Enfield, Connecticut, both in the County of Hartford, in the State of Connecticut. The revised parcels resulting from this conveyance (described in Schedule A) retain all encumbrances and conditions of the Mortgage, to which reference may be had, signed on the 9th day of March, 2021, and recorded by the Town Clerk of Enfield, Connecticut on the 15th day of March, 2021.

A surveyor's drawing of the reconfigured properties, prepared on the 21st day of December, 2021 by J.R. Russo & Associates, LLC of One Shoham Road in East Windsor, Connecticut is included with this deed as Exhibit A and has been filed with the Town Clerk's office:

The parcels impacted by this deed are as follows:

- (1) 18 Mullen Road, Enfield, Connecticut (Parcel No. 16-0051)
- (2) 36 Mullen Road, Enfield, Connecticut (Parcel No. 16-0042)

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TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Witness's Signature

Witness's Name

Address

City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip

STATE OF CONNECTICUT

COUNTY OF HARTFORD

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this ____ day of _____, 20__.

Notary Public

My Commission Expires: _____

Schedule A

Portion of 36 Mullen Road being conveyed by this Deed

A certain piece or parcel of land situated in the Town of Enfield, County of Hartford and State of Connecticut, known as 36 Mullen Road, and being shown as "Parcel To Be Conveyed To & Combined With N/F CML Realty, LLC Area = 448,799 s.f. 10.30 Ac. Zone I-1" on a certain map or plan entitled "Lot Line Reconfiguration Plan" prepared by J.R. Russo & Associates, LLC of One Shoham Road in East Windsor, Connecticut on the 21st day of December, 2021 (filed with the Town and included here as Exhibit A) reflecting the property line change approved by the Town of Enfield's Planning and Zoning Commission at a meeting on the 10th day of October, 2019 as item PH#2952. The portion being conveyed is bounded and described as follows:

- Northerly by Mullen Road, 460.95 ft;
- Easterly by land now or formerly of R&L Mullen Rd. LLC, 802.17 ft;
- Southerly by land now or formerly of DF Realty, 676.50 ft;
- Westerly by land now or formerly of CML Realty, LLC, 893.04 ft

This deed extinguishes the Westerly line, conveys this parcel to and combines this parcel with 18 Mullen Rd.

Schedule A
Reconfigured Boundary Description of 36 Mullen Road

A certain piece or parcel of land situated in the Town of Enfield, County of Hartford and State of Connecticut, known as 36 Mullen Road, and being shown as "36 Mullen Road N/F R&L Mullen Rd. LLC [...] Remaining Land Area = 983,052 s.f., 22.56 Ac. Zone I-1" on a certain map or plan entitled "Lot Line Reconfiguration Plan" prepared by J.R. Russo & Associates, LLC of One Shoham Road in East Windsor, Connecticut on the 21st day of December, 2021 (filed with the town and included here as Exhibit A) reflecting the property line change approved by the Town of Enfield's Planning and Zoning Commission at a meeting on the 10th day of October, 2019 as item PH#2952. The remaining portion of 36 Mullen Road is bounded and described as follows:

- Northerly by Mullen Road, 1119.78 ft;
- Easterly by land now or formerly of Benjamin E. and Jennifer R. Kokoszka,
1035.54 ft;
- Southerly by land now or formerly of DF Realty, LLC, 875.53 ft;
- Westerly by land now or formerly of CML Realty, LLC, 802.17 ft

Schedule A
Reconfigured Boundary Description of 18 Mullen Road

A certain piece or parcel of land situated in the Town of Enfield, County of Hartford and State of Connecticut, known as 18 Mullen Road, and being shown as "18 Mullen Road N/F CML Realty LLC [...] Total Combined Area = 14.42 Ac." on a certain map or plan entitled "Lot Line Reconfiguration Plan" prepared by J.R. Russo & Associates, LLC of One Shoham Road in East Windsor, Connecticut on the 21st day of December, 2021 (filed with the town and included here as Exhibit A) reflecting the property line change approved by the Town of Enfield's Planning and Zoning Commission at a meeting on the 10th day of October, 2019 as item PH#2952. The reconfigured parcel at 18 Mullen Road is bounded and described as follows:

- Northerly by Mullen Road, 660.95 ft;
- Easterly by land now or formerly of R&L Mullen Rd., LLC,
802.17 ft;
- Southerly by land now or formerly of DF Realty, LLC, 875.88 ft;
- Westerly by land now or formerly of Carl J. Nowik 906.15 ft

Together with a certain "35 Ft. Sanitary Sewer Easement in Favor of The Town" as shown on the aforementioned map or plan.

