

RECORD AND RETURN TO:

Martin J. Lawlor, Jr.
Law Office of Martin J. Lawlor, Jr.
98 Greenwood Avenue
Bethel, CT 06801

WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT CODFISH HILL CONSTRUCTION, LLC, a Connecticut limited liability company with a principal place of business located at 45 Codfish Hill Road, Bethel, Connecticut 06801, for consideration of ONE DOLLAR AND NO CENTS (\$1.00), grants to THE TOWN OF BETHEL, a Connecticut municipal corporation with a principal place of business located at 1 School Street, Bethel, CT 06801 with WARRANTY COVENANTS, all that certain real property being more particularly described on Schedule A attached hereto.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this ___ day of December, 2022.

Signed, Sealed and Delivered
in the presence of:

Codfish Hill Construction, LLC

Peter S. Olson

By _____
Jeffrey C. Bruno
Its Member, duly authorized

Steven Boa DeMoura

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

ss: Bethel, December ___, 2022

On said date, before me, the undersigned officer, personally appeared Jeffrey C. Bruno, who acknowledged himself to be the Member of Codfish Hill Construction, LLC, a Connecticut limited liability company, and that he, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Member.

In witness whereof, I hereunto set my hand.

Peter S. Olson
Commissioner of the Superior Court

SCHEDULE A

LEGAL DESCRIPTION

ALL THOSE certain pieces or parcels of real property being located in the Town of Bethel, County of Fairfield and State of Connecticut, shown and designated as “Proposed Open Space 43,045 S.F. 0.988 Ac.”, “Roadway Parcel X 1,785 S.F. 0.041 Ac.” and “Roadway Parcel Y 1,399 S.F. 0.032 Ac.” on that certain map entitled “Subdivision Map Showing 147 Rockwell Road, Bethel, Connecticut, Prepared for Codfish Hill Construction, LLC”, dated September 11, 2019, revised to December 27, 2019, which subdivision map was certified substantially correct by Robert M. Bennison, Conn. R. L. S. No. 12964, and was filed in the Office of the Town Clerk of the Town of Bethel on January 13, 2020 at 3:21 p.m. in Map File 28 as Map No. 63.

TOGETHER WITH AND 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. Rights of others in and to the watercourse as may be situated upon and/or bounding the subject premises and to such of the subject premises as may be situated below the mean high water line thereof, as now or formerly established.
4. Limitations on access to and from the subject premises by a public or private highway.
5. Notes and conditions as shown on a map entitled “Property Survey Map Showing Proposed Lot Line Revision, 137 & 147 Rockwell Road, Bethel, Connecticut, Prepared for Codfish Hill Construction, LLC”, dated September 10, 2019, certified substantially correct by Robert M. Bennison, Conn. R. L. S. No. 12964, and filed in the Office of the Town Clerk of the Town of Bethel on October 16, 2019 at 2:45 p.m. in Map File 28 as Map No. 58.
6. A Special Permit issued by the Planning & Zoning Commission of the Town of Bethel, dated December 16, 2019 and recorded January 13, 2020 at 3:19 p.m. in Volume 1116 at Page 540 of the Bethel Land Records.
7. Notes and conditions as shown on a map entitled “Subdivision Map Showing 147 Rockwell Road, Bethel, Connecticut, Prepared for Codfish Hill Construction, LLC”, dated September 12, 2019, revised to December 27, 2019, certified substantially correct by Robert M. Bennison, Conn. R. L. S. No. 12964, and filed in the Office of the Town Clerk of the Town of Bethel on January 13, 2020 at 3:21 p.m. in Map File 28 as Map No. 63.