

After recording return to:  
86 Stonecroft Lane, Coventry, CT 06238

INST 00002237  
VOL 1122 PAGE

75

**WARRANTEE DEED (SURVIVORSHIP)**

**To all People to whom these Presents shall come, Greeting:**

KNOW YE, THAT , TERRY W. WILES AND NITA F. WILES, both of the Town of Coventry, County of Tolland, and State of Connecticut, (hereinafter referred to as the "Grantors") for the consideration of FOUR HUNDRED AND FIFTEEN THOUSAND AND NO/100 DOLLARS (\$415,000.00) received to our full satisfaction of CHRISTOPHER J. STACER AND HEIDI M. STACER, of the Town of Tolland, County of Tolland and State of Connecticut, (hereinafter referred to as the "Grantees") do give, grant, bargain, sell and confirm unto the said Grantees, As JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and with warranty covenants a certain piece or parcel of land as more particularly described in Schedule A attached hereto and made a part hereof.

Said premises are conveyed subject to taxes on the Grand List of October 1, 2008 and thereafter, first half are paid and second half not yet due and payable, which taxes the Grantees herein assume and agree to pay as part consideration for this deed.

Said premises are subject to the following:  
Any and all covenants and restrictions and declarations as more particularly described in Schedule A attached hereto and made a part hereof. The Grantee by acceptance of this deed acknowledges that the Premises contain significant wetlands/natural resource areas and land disturbance/construction activities may require approval of the Coventry Inland Wetlands Agency or any other governmental body having appropriate jurisdiction over said Premises.

Being the same premises conveyed to the Grantors herein by Warrantee deed dated October 7, 2002 and recorded in Volume 774 at page 26 of the Coventry Land Records.

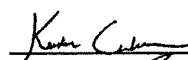

**TO HAVE AND TO HOLD** the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees their heirs the survivor of them, and the heirs and assigns of the survivor of him forever and to his own proper use and behoof. And also We the said grantor(s) do for ourselves and our heirs, executors, administrators, and assigns covenant with the said grantees, their survivor and such survivor's heirs and assigns, that at and until the ensembling of these presents, we are well seized of the premises, as a good indefeasible estate in **FEE SIMPLE**; and have a good right to bargain and sell the same in manner and form as is above written; and at the same is free from all encumbrances whatsoever, except as is above written.

**AND FURTHERMORE, WE** the said grantor(s) do by these presents bind ourselves and our heirs and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to them the said grantees their heirs and to the survivor of him and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as is above written.

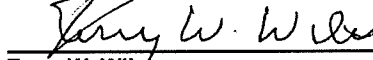
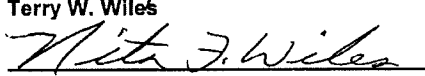
**IN WITNESS WHEREOF**, We, the said Grantor(s)

have/s hereunto set our hand(s) this 18<sup>th</sup> day of September, 2009  
*Signed and Delivered in the presence of (Type or Print name below signatures)*

**WITNESS:**

  
\_\_\_\_\_  
  
\_\_\_\_\_

**GRANTOR:**

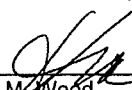
  
\_\_\_\_\_  
Terry W. Wiles  
  
\_\_\_\_\_  
Nita F. Wiles

STATE OF CONNECTICUT:

: ss. Manchester September 18, 2009

COUNTY OF HARTFORD:

Personally Appeared Terry Wiles and Nita F. Wiles, Signer(s) of the foregoing Instrument, and acknowledged the same to be their free act and deed, before me.

  
\_\_\_\_\_  
Howard M. Wood  
Commissioner of the Superior Court

CONVEYANCE TAX RECEIVED .

Local \$ 1,037.50 State \$ 2,025.00

**Grantees' Address:**

**SCHEDULE "A"**

A certain piece or parcel of land situated on Stonecroft Lane in the Town of Coventry, County of Tolland and State of Connecticut and designated as Lot #7 as shown on a plan entitled "OPEN SPACE SUBDIVISION ENTITLED TRUEMAN'S MEADOW SOUTH RIVER ROAD COVENTRY, CONNECTICUT PREPARED BY DATUM ENGINEERING & SURVEYING, LLC 132 CONANTVILLE ROAD MANSFIELD CENTER, CONNECTICUT 06250 OWNER & SUBDIVIDER ERODONI ROAD, LLC 132 CONANTVILLE ROAD MANSFIELD CENTER, CONNECTICUT 06250 DATE: JUNE 11, 2001 REVISED: JULY 11, 2001 (PER PZC APPROVAL LETTER)", Sheets 1 thru 6 which plan is recorded in the Coventry Land Records.

Said Lot 7 contains 30,160 square feet or 0.69 acres.

Subject to a Declaration of Covenants and Restrictions dated August 27, 2001 and recorded in Volume 719 at Page 53 of the Coventry Land Records.

Subject to an Easement to The Connecticut Light and Power Company dated October 31, 2001 and recorded in Volume 727 at Page 64 of the Coventry Land Records.

Subject to a drainage easement in favor of the Town of Coventry as of record appears.

Declaration by Terry W. Wiles and Nita F. Wiles giving notice that all future deeds of conveyance of the subject premises shall contain the following language: "The Grantee by acceptance of this deed acknowledges that the Premises contain significant wetlands/natural resource areas and land disturbance/construction activities may require approval of the Coventry Inland Wetlands Agency or any other governmental body having appropriate jurisdiction over said Premises," which Declaration was recorded December 18, 2003 in Volume 865 at Page 5 of the Coventry Land Records.

Received for record Sep 23, 2009  
At 02:26P. Recorded in Coventry  
Land Records, Vol 1122 Page 75  
By Coventry Town Clerk

*Sai Tollmann Ass't*