

422

VOL. 928 PAGE 134

WARRANTY DEED - STATUTORY FORM

KNOW YE THAT I, LINDA A. SCUSSEL, of the Town of Coventry, County of Tolland and State of Connecticut, for the consideration of \$ 100,000.00 received to my full satisfaction from WILLIAM P. YOUNGE, JR. and LISA M. YOUNGE, both of the Town of Tolland, County of Tolland and State of Connecticut, grant to the said WILLIAM P. YOUNGE, JR. and LISA M. YOUNGE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, with WARRANTY COVENANTS,

A certain piece or parcel of land, with the buildings and improvements thereon, situated on the southerly side of Woodland Road in the Town of Coventry, County of Tolland and State of Connecticut, known as 263 Woodland Road, also shown as Lot No. 78 on a map or plan entitled "Plan of Lots Mathieu & Piche South Coventry, Conn. Scale 1" = 100' made by C. E. Williams 1929", which map is on file in the office of the Coventry town clerk as Slot # 214B Map # 76 Film # 171, reference to which may be had.

Said parcel is more particularly bounded and described as follows: Beginning at a point on the southerly side of Woodland Road at the northeasterly corner of land now or formerly of Mary Jane Bushnell, Trustee; the line runs thence southerly along land of said Mary Jane Bushnell, Trustee, a distance of 125 feet to Lot No. 77 as shown on said map being land of Donald A. Scussel and Linda A. Scussel; thence running easterly a distance of 45 feet along said Lot No. 77 to a right of way as shown on said map being land of Donald A. Scussel; thence running northerly along said land of Donald A. Scussel a distance of 100 feet to a point at land of Donald A. Scussel and Linda A. Scussel; thence running westerly a distance of 22.5 feet to a point; thence running northerly a distance of 25 feet to a point on the southerly line of Woodland Road; thence running westerly a distance of 25 feet along the southerly line of Woodland Road to the point or place of beginning.

Together with all rights of way pertaining to said property as of record appearing with the use of water from the spring for drinking and domestic purposes only.

Said premises are subject to a Notice of Intention to Assess re Sewer Extension by the Water Pollution Control Authority of the Town of Coventry recorded in Vol. 851 Page 155 of the Coventry land records;

CONVEYANCE TAX RECEIVED
Local \$ 250⁰⁰ State \$ 500⁰⁰


VOL. 928 PAGE 135

a Temporary Construction Easement to the Town of Coventry recorded in Vol. 786 Page 108 of the Coventry land records; and to Certificate of Taking by the Town of Coventry recorded in Vol. 787 Page 349 of the Coventry land records.

Being the same premises conveyed to Linda A. Scussel by quit claim deed from Donald A. Scussel dated April 24, 1990 and recorded in Vol. 416 Page 290 of the Coventry land records and as the First Piece in a warranty deed from Joseph L. Fulton and Joseph W. Fulton to Donald A. Scussel and Linda A. Scussel dated June 6, 1985 and recorded in Vol. 294 Page 86 of the Coventry land records.

Signed and sealed this 11th day of February, 2005.


Signed and Delivered
in the presence of:


Richard J. Cronie


Linda A. Scussel

State of Connecticut :
: SS Manchester February 11, 2005

County of Hartford :
Personally appeared Linda A. Scussel, signer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me,



Richard J. Cronie
Commissioner of the Superior Court

Grantees Mailing Address:
10 Woodfields Drive
Tolland, CT 06084

Received for record Feb 14 2005
At 12:36 P M. Recorded in Coventry
In Records, Vol 928 Page 134
By Cheryl O. McLaughlin Town Clerk
CSL