

RECORD & RETURN TO:

Attorney Rosamond Koether
1318 Bedford Street
Stamford, CT 06905

WARRANTY DEED - STATUTORY FORM

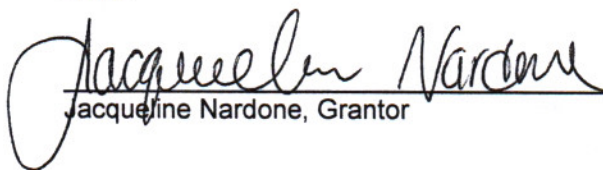
TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **Jacqueline Nardone** and **Dennis Nardone** of 293 Rocky Rapids Road Stamford, CT 06903 for consideration of ONE MILLION ONE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (**\$1,105,000.00**) grant to **Sylvia Maier** and **Andre Maier** of 71 Pheasant Ridge Road Redding, CT 06896 AS Joint Tenants with Right of Survivorship with WARRANTY COVENANTS, all that certain real property known as **293 Rocky Rapids Road Stamford, CT 06903**, being more particularly described in *Schedule A* attached hereto and made a part hereof.

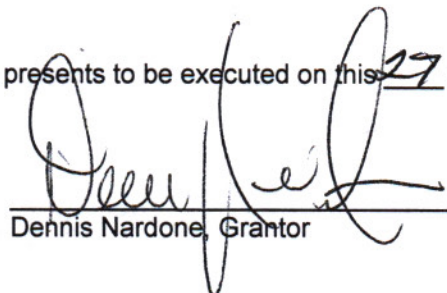
Said Premises are conveyed subject to:

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. Such additional encumbrances, if any, as more particularly set forth in *Schedule A* attached hereto.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

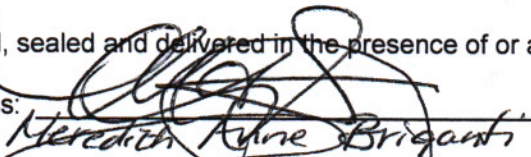
IN WITNESS WHEREOF, the Grantors have caused these presents to be executed on this 27 day of June, 2023.


Jacqueline Nardone, Grantor

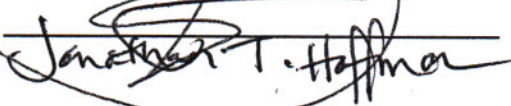

Dennis Nardone, Grantor

Signed, sealed and delivered in the presence of or attested by:

Witness:


Meredith Anne Briganti

Witness:

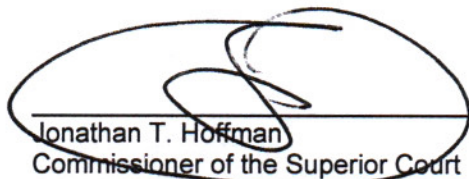

Jonathan T. Hoffman

STATE OF CONNECTICUT

COUNTY OF Fairfield

}
} ss. Stamford
}

Personally appeared Jacqueline Nardone and Dennis Nardone signers and sealers of the foregoing instrument, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained in the capacity therein stated, before me, on this 27 day of June, 2023.


Jonathan T. Hoffman
Commissioner of the Superior Court

SCHEDULE A

All that certain piece, parcel or tract of land, together with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, known and designated as Tract K-32, on a certain map entitled, "Map No. 25 of Sawmill-Wildwood Area Prepared for Sawmill-Wildwood Lands, Inc., A.D. Halliwell, President, Stamford, Conn.", on file in the Office of the Town Clerk of Stamford as Map No. 7292. Reference to said map being hereby had for a more particular description of said premises.

Subject to:

1. Restrictive covenants contained in a deed from Harry Waldron Havemeyer to Sawmill-Wildwood Lands, Inc. dated July 29, 1960 and recorded August 12, 1960 in Volume 900 at Page 193 of the Stamford Land Records.
2. Declaration of restrictions made by Harry E. Terhune and Gordon R. Paterson dated March 15, 1961 and recorded April 10, 1961 in Volume 917 at Page 114 of the Stamford Land Records, conferring authorization to impose restrictions in deeds of conveyance to Sawmill-Wildwood Lands, Inc. by instrument dated and recorded April 19, 1961 in Volume 917 at Page 120 of the Stamford Land Records.
3. Rights of others, statutory or common law, in and to any ponds, brooks, streams or other watercourses, including the uninterrupted flow thereof, which may be located in, on, bordering, passing through or under said premises.
4. Agreement to keep the brook located on said premises clear of obstructions in accordance with a stipulation on file in the Stamford Planning Board Office and as shown on Map No. 7292.
5. Notes, building lines, drainage easement, dyke and symbols and all matters of fact and condition as shown on Map No. 7292.