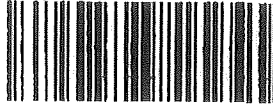


Receipt # 80642 Instr # 2019-01013



VOL 1262 PG 750

07/10/2019 09:26:27 AM

2 Pages

WARRANTY

Local Tax \$274
State Tax \$825.00

Convey Fee \$1.00
Lori Tollmann, Coventry Town Clerk

Return to: *Markie*
1089 Main St.
Coventry, CT

STATUTORY FORM WARRANTY DEED

COVENTRY WOODS REALTY, LLC, a Connecticut Limited Liability Company with an office located in the Town of Coventry, County of Tolland and State of Connecticut, for ONE HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$110,000.00) consideration paid, grants to **DANA MARKIE and DEBORAH MARKIE**, of the Town of Coventry, County of Tolland and State of Connecticut, as JOINT TENANTS with rights of survivorship with WARRANTY COVENANTS that certain piece or parcel of land located in the Town of Coventry, County of Tolland and State of Connecticut and known as 276 Woodland Road and more particularly bounded and described on Schedule A attached hereto and made a part hereof.

Being the premises described in a Trustee's Deed to the Grantor herein, dated July 25, 2007 and recorded July 26, 2007 in Volume 1049 at Page 53 of the Coventry Land Records.

Said premises are conveyed subject to: 1) Any and all provisions of any ordinance, municipal regulation, public or private law. 2) Any facts which an accurate survey or personal inspection of the premises would disclose, provided that none of the facts interfere with the present location of any building now located on the property, prevent the use of the property as a residence, or render title to the property unmarketable. 3) All easements appearing of record. 4) Taxes due the Town of Coventry on the List of October 1, 2018, and thereafter, which the grantees assume and agree to pay.

Signed this 8th day of July 2019.

Witnessed by:

COVENTRY WOODS REALTY, LLC

Tae I. Chung
Tae I. Chung

Karen M. Hendel
By: Karen M. Hendel, its Member

Julie Anderson-Adams
Julie Anderson-Adams

STATE OF CONNECTICUT)

(SS: Coventry

July 8, 2019

COUNTY OF TOLLAND)

Personally Appeared, **KAREN M. HENDEL**, who acknowledged herself to be a Member of **COVENTRY WOODS REALTY, LLC**, and that she, as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such Member.

Tae I. Chung
Tae I. Chung/Commissioner Superior Court

Grantee's Mailing Address:
276 Woodland Road
Coventry, CT 06238

Schedule A Property Description

FIRST PIECE

A certain tract or parcel of land, with all buildings and improvements thereon, situated in the Town of Coventry, County of Tolland and State of Connecticut, which tract is known on a plan of Lots marked "Plan of Lots Mathieu and Piche, South Coventry, Conn." on file in the Land Records of said Coventry, to wit:

This tract is known as Lot 103 and is bounded north by Right of Way abutting thereon 150 feet, south by Right of Way abutting thereon 50 feet and west by Lot 102 abutting thereon 150 feet.

Together with the right to use in common with others of the Right of Way shown on said Plan and the right to take water for household purposes from a spring as is situated easterly from Lot 144.

Being the Third Tract as described in a deed recorded in the Coventry Land Records in Volume 59 at Page 21.

Being the same premises described in a Warranty Deed dated August 29, 1995 and recorded in Volume 548 at Page 28 of the Coventry Land Records.

SECOND PIECE

A certain piece or parcel of land situated in the town of Coventry, County of Tolland and State of Connecticut, known and designated as Lot No. 103A as shown on a map entitled "Plan of Lots Mathieu & Piche, South Coventry, Conn. Scale 1" - 100' ", which plan was drawn by C. E. Williams 1929 and is recorded in the Town Clerk's Office for said Town of Coventry, to which reference is hereby made for a more particular description:

With the right to use in common with others of the rights of way shown on said plan, and the right of way therefrom to the Coventry-Hartford State Road;

And also with the right to take water from the spring located on the premises shown on said plan for domestic purposes.

Said Lot 103A is more particularly bounded and described as follows:

NORTHEASTERLY: by Spring Road, fifty (50) feet;

SOUTHEASTERLY: by a right of way, one hundred fifty (150) feet;

SOUTHWESTERLY: by Woodland Road, fifty (50) feet; and

NORTHWESTERLY: by Lot 103 as shown on said map, one hundred (100) feet.