

Return to!  
Todd + Caroline Johnson  
776 Babcock Hill Rd  
Coventry CT 06238

Receipt # 48796 Item # 2013-01032  
Local Tax \$467.75 Convey Fee \$1.00  
State Tax \$1406.25

VOL 1217 PG 794  
05/01/2013 10:53:43 AM  
2 Pages  
WARRANTY  
Susan J. Cyr, Town Clerk

**Warranty Deed**

KNOW YE, THAT We, **NICHOLAS T. KOCIAN** and **RONDA Y. KOCIAN**, of the Town of Glastonbury, County of Hartford and State of Connecticut (hereinafter referred to as "Grantors") for the consideration of ONE HUNDRED EIGHTY-SEVEN THOUSAND FIVE HUNDRED and NO/100 (\$187,500.00) DOLLARS, and other valuable consideration received to my full satisfaction of **TODD M. JOHNSON AND CAROLINE A. JOHNSON** of the Town of Coventry, County of Hartford and State of Connecticut, (hereinafter referred to as "Grantees"), do give, grant, bargain, sell and confirm unto the said **TODD M. JOHNSON AND CAROLINE A. JOHNSON** as joint tenants with rights of survivorship the following described real property: 776 Babcock Hill Road, Coventry, Connecticut, more particularly described in Schedule "A" attached hereto and made a part hereof. As Indicated in the Schedule "A" the property consists of two pieces of realty. It is the intent of the Grantors and the Grantees to combine both parcels on one [1] tax bill.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees for their own proper use and behoof. And also, We, the said Grantors, do for ourselves, our heirs, executors, administrators, and successors, covenant with the said Grantees, that at and until the ensealing 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 that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned. By acceptance of this deed, the Grantee agrees that this property shall not be subdivided.

AND FURTHERMORE, We, the said Grantors, do by these presents bind ourselves and our heirs and assigns forever to *Warrant and Defend* the above granted and bargained premises to the said Grantees against all claims and demands whatsoever, except as is above written.

IN WITNESS WHEREOF, We, **NICHOLAS T. KOCIAN** and **RONDA Y. KOCIAN**, have set our hands this 30<sup>th</sup> day of April, 2013.

Signed, Sealed And Delivered  
In The Presence Of:

Ronald L. Sangria  
Ronald L. Sangria

Nicholas T. Kocian  
Nicholas T. Kocian

Jay L. Gallant  
Jay L. Gallant

Ronda Y. Kocian  
Ronda Y. Kocian

STATE OF CONNECTICUT     }  
  } ss. MANCHESTER  
COUNTY OF HARTFORD    }

April 30, 2013

Personally appeared, **NICHOLAS T. KOCIAN** and **RONDA Y. KOCIAN**, signer of the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

Rosa Castillo  
Commissioner of the Superior Court  
Notary Public

Grantee's Address:  
356 Middle Turnpike West  
Manchester, CT 06040



**ROSA M. CASTILLO**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES JULY 31, 2013

## SCHEDULE A

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Two certain tracts or parcels of land, with buildings thereon, situated in the Town of Coventry, County of Tolland, and State of Connecticut, more particularly bounded as follows, to wit:

### FIRST PIECE:

Beginning at a point on the northerly line of Babcock Hill Road, at a cement marker set in the ground, the line runs thence NORTHERLY along land now or formerly of James William Thornton for a distance of one hundred (100) feet to a cement marker and other land of said Thornton; thence EASTERLY along other land of said Thornton for a distance of one hundred fifty (150) feet to a cement marker and other land of said Thornton; thence SOUTHERLY along other land of said Thornton for a distance of one hundred (100) feet to cement marker and the Northerly line of said Babcock Hill Road: thence WESTERLY along the Northerly line of said Road one hundred fifty (150) feet to the first mentioned cement marker at the point and place of beginning.

### SECOND PIECE:

That certain piece or parcel of land situated in said Town of Coventry, off Babcock Hill Road, and to the rear of property, now or formerly of Irene L. Caron which property being conveyed is more particularly bounded and described as follows: NORTHERLY by land now or formerly of one Farr one Hundred Thirty (130) feet; EASTERLY by other land now or formerly of Eldred J. and Annie M. McCable Two Hundred Eighty-Five (285) feet; SOUTHERLY by property, now or formerly of Irene L. Caron One Hundred Fifty (150) feet and WESTERLY by land, now or formerly, of one Zemek Two Hundred Sixty-Two (262) feet.