

Return To:
Town of Franklin
7 Meetinghouse Hill Road
Franklin, CT 06254

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT, I, JEFFREY A. COIT, of the Town of Franklin, County of New London and State of Connecticut for the consideration of good and valuable considerations received to my full satisfaction of the **TOWN OF FRANKLIN**, a municipal corporation organized and existing pursuant to the laws of the State of Connecticut with an office and place of business at 7 Meetinghouse Hill Road in the Town of Franklin, County of New London and State of Connecticut and State of Connecticut do give, grant, bargain, sell and confirm unto the said **TOWN OF FRANKLIN**:

A certain strip or parcel of land together with the buildings thereon, if any, situated on the easterly side of Champion Road in the Town of Franklin, County of New London and State of Connecticut and being more particularly shown and designated as “Crosshatched Area Denotes Area To Be Conveyed To The Town Of Franklin For Road Puposes (Area – 5,302 S.F. +/-)” on a certain map or plan entitled “Subdivision Plan Prepared For Jeffrey A. Coit #201 Champion Road Franklin, Connecticut Project No. 20-125 Drawn By: R.A.D. Date: 11/18/20 Revisions 12/9/20 Per Comments Scale: 1” = 40’ Sheet 1 Of 1 Advanced Surveys, LLC. 25 Apple Lane, Colchester, CT 06415 Phone & Fax (860) 267-5979” which premises is more particularly bounded and described as follows:

Beginning at a monument set at the northeasterly corner of the herein described tract, the northwesterly corner of Proposed Lot Map 35-Lot 15 as shown on the above referenced plan, and which monument set is further located in the southwesterly line of remaining land of Jeffrey A. Coit as shown on the above referenced plan; thence running South 08°47’52” East for a distance of 456.36 feet bounded northeasterly by Proposed Lot Map 35-Lot 15 as shown on the above referenced plan to an iron pin set; thence running South 83°45’35” West for a distance of 11.38 feet bounded southeasterly by land now or formerly of Scott R. Dorsey as shown on the above referenced plan to an iron pin recovered; thence running North 08°54’48” West for a distance of 278.14 feet to an angle point; thence running North 08°51’57” West for a distance of 94.06 feet along the face of a stone wall to a point; thence running North 07°22’22” West for a distance of 85.89 feet, in part along the face of a stone wall, to an iron pin recovered, the last three (3) courses being bounded southwesterly by the existing northeasterly street line of Champion Road; thence running South 86°09’38” East for a distance of 10.15 feet bounded northeasterly by remaining land of Jeffrey A. Coit as shown on the above referenced plan to the monument set at the point and place of beginning.

Said premises is conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Franklin, Connecticut, public law, and taxes to the Town of Franklin, Connecticut on the List of October 1, 2019, not yet due and payable.

Reference is hereby made to deeds recorded in Volume 82, Page 258 and Volume 104, Page 22 of the Franklin Land Records.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, its heirs and assigns forever, to it and their own proper use and behoof.

AND ALSO, I, the said grantor do for myself, and my heirs, executors, administrators and assigns, covenant with it, the said grantee, its successors and assigns, that at and until the ensealing of these presents, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE, and have 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.

AND FURTHERMORE, I, the said grantor do by these presents bind myself and my heirs, executors, administrators and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to it, the said grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, I, Jeffrey A. Coit, have hereunto set my hand and seal this ____ day of _____, 202__.

Signed, Sealed and Delivered in
the Presence of:

Jeffrey A. Coit (L.S.)

STATE OF CONNECTICUT)
) ss: Montville _____, 202__
COUNTY OF NEW LONDON)

Personally appeared Jeffrey A. Coit, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, before me, the undersigned officer.

Harry B. Heller
Commissioner of the Superior Court

Latest Address of the Grantee:
7 Meetinghouse Hill Road
Franklin, CT 06254