

FORM 125A QUIT-CLAIM DEED

TUTELAW REGISTERED US PAT OFFICE  
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128 PAGE 436 02362

# Know All Men By These Presents

That I, HENRY CHURCH ORDWAY, of the Town of South Windsor,  
County of Hartford and State of Connecticut,

for divers good causes and considerations thereunto moving, especially for One Dollar (\$1) and other valuable considerations received to his full satisfaction of THE TOWN OF SOUTH WINDSOR, a municipal corporation, specially chartered by the State of Connecticut and existing wholly within the County of Hartford and State of Connecticut,

have remised, released, and forever quit-claimed, and do by these presents, for my and heirs, justly and absolutely remise, release, and forever QUIT-CLAIM unto the said Town of South Windsor, its successors,

here and assigns forever, all such right and title as I the said Henry Church Ordway have or ought to have in or to a certain piece or parcel of land, located in the Town of South Windsor, County of Hartford, State of Connecticut, and being more particularly bounded and described as follows:

Commencing at an iron pipe in the general Southerly line of Pleasant Valley Road at certain other land of the Grantor herein;

Thence, in a general Southerly direction and along other land of the Grantor herein and forming an interior angle with the Southerly line of Pleasant Valley Road of 87° and 40', a distance of two hundred forty-four (244.00) feet to an iron pipe;

Thence, continuing in a general Southerly direction along land of the Grantor herein a distance of thirty-five (35) feet more or less to the center line of the Podunk River;

Thence, in a general Easterly, Southerly, Easterly, Southerly, Northerly, Easterly, and Northeasterly direction and following the center line of the Podunk River to a point where the Podunk River crosses the general Southerly line of Pleasant Valley Road;

Thence, in a general Westerly direction and along the general Southerly line of Pleasant Valley Road, a distance of Three Hundred Six (306.00) Feet more or less to an iron pipe, which iron pipe marks the point and place of beginning.

\*No Conveyance Tax collected

Charles M. Evans  
Town Clerk of South Windsor

To Have and to Hold VOL 128 PAGE 437  
 the premises unto It the said  
 Town of South Windsor

and to its successors heirs and assigns, to the only use and behoof of the said  
 Town of South Windsor, its successors,

heirs and assigns forever, so that neither he the said Henry Church Ordway

nor any other person or persons in his name and behalf, shall or will hereafter claim or  
 demand any right or title to the premises or any part thereof, but they and every of them  
 shall by these presents be excluded and forever barred.

In Witness Whereof, I  
 this 5th day of April  
 and sixty-nine.

have hereunto set my hand and seal  
 in the year of our Lord nineteen hundred

Signed, Sealed and Delivered in presence of

*Frank E. Ahearn*  
 FRANK E. AHEARN

*Henry Church Ordway*  
 HENRY CHURCH ORDWAY

*Joyce R. Senkhal*  
 JOYCE R. SENKHAL

State of Connecticut,  
 County of HARTFORD

SS. South Windsor April 5th A. D. 1969

Personally Appeared HENRY CHURCH ORDWAY

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be His  
 free act and deed  
 before me.

Received For Record  
 April 8, 1969 at 8:35 A.M.  
 Hazel P. Van Sicklin  
 Ass't Town Clerk

*Frank E. Ahearn*  
 FRANK E. AHEARN

Commissioner of the Superior Court

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## STATUTORY FORM WARRANTY DEED

I, JOHN RUSSO

of Windsor, Connecticut

for consideration paid, grant to the TOWN OF SOUTH WINDSOR, a municipal corporation, its successors and assigns forever,

of South Windsor, Connecticut

with WARRANTY COVENANTS

(Description and Encumbrances, if any and any additional provisions)

A certain piece or parcel of land situated in the Town of South Windsor, County of Hartford and State of Connecticut, and being more particularly bounded and described as follows:

BEGINNING at a merestone, which said merestone is located on the northwest corner of land now or formerly of Hattie D. Lane; thence in a general northwesterly direction and along land now or formerly of Clark, et al, a distance of 205 feet to a point; thence in a general northeasterly direction and forming an interior angle with the first course of 88° 55' and along land now or formerly of Clark, et al, a distance of 493.10 feet to a point; thence in a general southeasterly direction and forming an interior angle with the last course of 91° 05' and along land now or formerly of Clark, et al, and other land now or formerly of Henry Ordway partially on each, a distance of 675 feet to a point; thence in a general southwesterly direction and forming an interior angle with the last course 84° 40' and along land now or formerly of Henry Ordway a distance of 495.25 feet to a point which said point is located on the boundary line of land now or formerly of Henry Ordway and land now or formerly of Hattie D. Lane; thence in a general northwesterly direction and forming an interior angle of the last named course of 95° 20' and along land now or formerly of Hattie D. Lane a distance of 433.22 feet to a merestone which merestone is the point and place of beginning.

Together with all improvements on said land, including sand and gravel thereon.

Reference may be had to a Warranty Deed from Henry Church Ordway to John Russo dated August 30, 1962 and recorded in Volume 92 at Page 80 of the South Windsor Land Records.

Said premises are subject only to the following:

1. Building, building line and zoning restrictions of the Town of South Windsor.
2. Second half of taxes on the List of October 1, 1985 and taxes on the List of October 1, 1986 to the Town of South Windsor, not yet due and payable, which taxes Grantee herein assumes and agrees to pay as partial consideration for this Deed.
3. Any facts which an accurate survey or personal inspection of the premises might reveal.
4. A Water Main Caveat granted to The Water Bureau of the Metropolitan District dated May 23, 1968 and recorded in Volume 65 at Page 59 of said South Windsor Land Records.

No Conveyance Tax collected

No Conveyance Tax collected

*Maureen W. Burger*  
Town Clerk of South Windsor

*Maureen W. Burger*  
Town Clerk of South Windsor

Signed this 30<sup>th</sup> day of

December, 19 86

Witnessed by

*Charles D. Gerson*  
Charles D. Gerson  
*Susan R. Monaghan*  
SUSAN R. MONAGHAN

*John Russo*  
John Russo

STATE OF CONNECTICUT,

COUNTY OF HARTFORD

ss. Hartford

December 30,

19 86

Personally Appeared JOHN RUSSO  
Signer(s) of the foregoing instrument, and acknowledged the same to be his  
free act and deed, before me.

Grantees' Mailing Address

1540 Sullivan Avenue

South Windsor, CT 06074

*Charles D. Gerson*  
Charles D. Gerson  
Commissioner of Superior Court