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202159

-----[Space Above This Line For Recording Data]-----

After recording return to:

Jessica Waterhouse
215 Main St
South Windsor, CT 06074

WARRANTY DEED - STATUTORY FORM

I, **Rebecca Ann Zicko**, of the Town of South Windsor, County of Hartford and State of Connecticut, ("Grantors") in consideration of **Three Hundred Ninety Thousand and 00/100 (\$390,000.00) Dollars** grant to **Jessica Waterhouse**, ("Grantee") of the Town of South Windsor, County of Hartford and State of Connecticut, and **WITH WARRANTY COVENANTS**

A certain piece or parcel of land situated in the Town of South Windsor County of Hartford and State of Connecticut, with all buildings and improvements thereon, being known as **215 Main Street, South Windsor, CT 06074** and being more particularly bounded and described as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

Said premises are conveyed subject to:

1. Zoning and planning rules and regulations of the Town of South Windsor any other restrictions or regulations of use, if any, imposed or to be imposed by public or private law, declarations, restrictions, covenants, and easements of record; provided they do not 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.
2. Taxes on the Grand List of October 1, 2019 which taxes the Grantee herein assumes and agrees to pay as part consideration for said transfer.
3. Special Exception granted by the Planning and Zoning Commission to the Town of South Windsor dated October 27, 2005 and recorded April 24, 2006 in



Doc ID: 002741220003 Type: LAN
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Conveyance Tax Received
State \$ 2925- Local \$ 975-


Shirley A. Quattrone
Town Clerk of South Windsor
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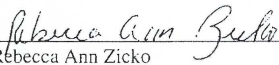
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Being the same premises granted to the Grantor herein by Judgment dated October 17, 2016 and recorded in Volume 2552 at Page 140 of the South Windsor Land Records.

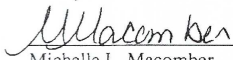
Witnessed by:



Carolyn M. Futtner



Rebecca Ann Zicko



Michelle L. Macomber

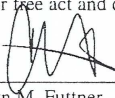
STATE OF CONNECTICUT

ss SOUTH WINDSOR

April 13, 2020

COUNTY OF HARTFORD

Personally appeared, Rebecca Ann Zicko, signer and Sealer of the foregoing Instrument and acknowledged the same to be his/her free act and deed as such, before me.



Carolyn M. Futtner
Commissioner of The Superior Court

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C:

SCHEDULE A

LEGAL DESCRIPTION

A certain piece or parcel of land with the buildings and improvements thereon, known as No. 215 Main Street in the Town of South Windsor, County of Hartford and State of Connecticut, being more particularly bounded and described as follows, to wit:

NORTHERLY: By land now or formerly of John J. Colbert, 518.43 feet;
EASTERLY: By Main Street, 378.42 feet;
SOUTHERLY: By land now or formerly of Howard L. Hamilton, 469.6 feet;
and
WESTERLY: By land now or formerly of Howard L. Hamilton, 375 feet.

Received for Record 04/21/2020
At 4:15 pm
Recorded in South Windsor, CT
By 
Town Clerk

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