

302  
102  
AC

Record and Return to:  
BRIANNA DECKER  
965 MAIN ST  
MANCHESTER CT 06040

001252

**STATUTORY FORM WARRANTY DEED**  
**Survivorship**


KNOW YE, THAT WE, LARRY W. COWLES and SONIA R. COWLES acting herein by Alexandra RiceViens Bowen, their attorney in fact pursuant to Powers of Attorney dated January 11, 2016 , and both are recorded simultaneously herewith, of the Town of Flagler Beach, and State of Florida,

for the consideration of THREE HUNDRED EIGHT FIVE THOUSAND AND 00/100 (\$385,000.00) DOLLARS,

received to our full satisfaction of BRIANNA S. DECKER and MICHAEL D.HOOVER, of the Town of South Windsor, County of Hartford and State of Connecticut,

do grant, bargain, sell and confirm unto the said BRIANNA S. DECKER and MICHAEL D. HOOVER as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and with WARRANTY COVENANTS,

A certain piece or parcel of land with the improvements thereon, situated in the Town of South Windsor, County of Hartford and State of Connecticut, known as 965 Main Street, and also known as Lot #2 on a map entitled "Resurvey Prepared for: Larry W. Cowles and Sonia R. Cowles, 965 Main Street, South Windsor, Connecticut, Sheet 2/2, Property Survey, Plot/Topographic Plan, Date: 10/16/01, prepared by Design Professional, Inc., 165 South Satellite Road, South Windsor, Connecticut, 06074, Graphics scale one inch = forty ft., Revisions 12/28/2001", filed 1/30/2002 in the Town of South Windsor Town Clerk's Office as map number 2831.

  
Doc ID: 002417390002 Type: LAN  
Book 2514 Page 47 - 48  
File# 01252

Said premises are conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation, or public or private law.
2. Taxes due the Town of South Windsor on the List of October 1, 2015, which taxes the Grantee herein assumes and agrees to pay as part consideration for this conveyance.
3. Any easements, restrictions, and agreements, as of record may appear.

Conveyance Tax Received  
State \$ 2887.50 Local \$ 962.50  
Heidi Trahan

F:\RESIDENTIAL REAL ESTATE\Open\Cowles, L Town Clerk of South Windsor County Deed via POA.doc

Signed this 31<sup>st</sup> day of March, 2016.

Signed, sealed and delivered  
in the presence of:

Pamela C Newman  
Pamela C Newman

Lisa M. Roberts  
Lisa M. Roberts

Larry W. Cowles by Alexandra RiceViens Bowen  
his attorney in fact  
Larry W. Cowles, acting herein by  
Alexandra RiceViens Bowen, his  
attorney in fact

Sonia R. Cowles by Alexandra RiceViens Bowen  
her attorney in fact  
Sonia R. Cowles, acting herein by  
Alexandra RiceViens, her attorney in fact

STATE OF CONNECTICUT:

: ss. Manchester

March 31, 2016

COUNTY OF HARTFORD :

Personally appeared Alexandra RiceViens Bown, as attorney in fact for Larry W. Cowles and Sonia R. Cowles, under Powers of Attorney, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, before me.

Lisa M. Roberts  
Lisa M. Roberts-Notary Public  
**LISA M. ROBERTS**  
NOTARY PUBLIC  
MY COMMISSION EXPIRES JUNE 30, 2016

Received for Record 4-1-16  
At 8:50 AM  
Recorded in South Windsor, CT  
By Theresa G Samset  
Town Clerk *ht*



F:\RESIDENTIAL REAL ESTATE\Open\Cowles, Larry W. and Sonia R\Warranty Deed via POA.doc