

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, TERENCE MARIANI, of the Town of Waterbury, County of
New Haven, and State of Connecticut,

for the consideration of a valuable sum in dollars,

received to my full satisfaction of ROBERT SCARPA of the Borough of
Naugatuck, County of New Haven, and State of Connecticut,

do give, grant, bargain, sell and confirm unto the said ROBERT SCARPA,
all that certain piece or parcel of land with all the improvements thereon, situated
in the Town of Waterbury, County of New Haven and State of Connecticut, on the northerly
side of Diane Terrace and Diane Terrace (extended), bounded and described as follows:

Being shown as Parcel "B" on a Map entitled "Land to be conveyed n/f owned by
Terence Mariani, Waterbury, Connecticut," dated 7/26/72, Rev. No. 2 10/16/72, doc. no.
72-3045, scale 1" = 20', by Francis A. Paul, Civil Engineer and Land Surveyor,
Steinmann Avenue, Middlebury, Connecticut.

Beginning at the intersection of the westerly line of Norris Street and the
northerly line of Diane Terrace, thence proceeding:

- N 88-12-15W - 341.33 feet along the northerly line of Diane Terrace to
the southeasterly corner of the within described parcel;
thence
- N 02-11-45E - 86.50 feet and
- N 85-48-15W - 114.14 feet, both courses along other land now or formerly of
Terence Mariani; thence
- S 01-47-45W - 91.28 feet along land now or formerly of Michele P. Longo, et
al to the northerly line (extended) of Diane Terrace;
thence
- S 88-12-15E - 113.44 feet to the above described southeasterly corner of
Parcel "B".

Being a portion of the premises conveyed to within Grantor by the Madonia Construction
Company by Warranty Deed dated and recorded October 1, 1940 in Waterbury Land Records
in Vol. 505 at Page 124 (for part) and being a portion of the premises conveyed to
within Grantor by Florida M. Hebert by Warranty Deed dated April 14, 1950, recorded
May 3, 1950 in Waterbury Land Records, Vol. 621 at Page 238 (for part).

SUBJECT TO: Building lines, if established, and all provisions of any building zone
ordinance enacted by the Town of Waterbury, and and any and all provisions of any
ordinance, municipal regulation or public or private law;

ALSO: 20 Foot passway as shown in ME 7, Page 41 and MB 8, Page 13 and as noted in
Waterbury Land Records, Vol. 621, Page 238.

ALSO: Easement to C. L. & P. Co. dated 2/24/59, recorded 3/4/59 in Waterbury Land
Records, Vol. 788, Page 377, which easement has been assigned to Connecticut Railway
& Lighting Co., dated 6/18/59, recorded 6/24/59 in Vol. 783, Page 329, Waterbury Land
Records.

ALSO: Taxes on the List of 5/1/72 which the Grantee assumes and agrees to pay as
part consideration for this deed.

SUBJECT TO: The right to keep and use the water line as set forth in agreement between
Terence Mariani and Michele P. Longo, Sebastian Longo, Dante Carrafa, Sr, as set forth
in particular in Volume No. 964, Page 68, Waterbury Land Records.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto him, the said grantee, his heirs and assigns forever, to his and their own proper use and behoof. And also, I, the said grantor, do for my self and my heirs, executors, and administrators, covenant with the said grantee, his heirs and assigns, that at and until the ensembling of these presents, 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 incumbrances whatsoever, except as above stated.

And Furthermore, I, the said grantor, do by these presents bind my self and my heirs forever to WARRANT AND DEFEND the above granted and bargained premises to him, the said grantee, his heirs and assigns, against all claims and demands whatsoever, except as above stated.

In Witness Whereof, I have hereunto set my hand and seal ~~in the presence of the undersigned officers~~ this 15th day of November, 19 72.

Signed, Sealed and Delivered in the presence of

Walter R. Griffin
Bernard L. Avcollie

TERENCE MARIANI (L.S.)
(L.S.)
(L.S.)
(L.S.)
(L.S.)
(L.S.)

(Title of Officer)

STATE OF CONNECTICUT

COUNTY OF NEW HAVEN

ss.: Waterbury,

On this the 15th day of

November

19 72

Walter R. Griffin

the undersigned officer, personally appeared

****TERENCE MARIANI****

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

CONVEYANCE TAX 27.50

Clair W. Keane

CITY OF WATERBURY

RECORDED FOR RECORD 1972 NOV 16 AM 10:32

CLERK'S OFFICE WATERBURY, CONN.

Walter R. Griffin
Commissioner of the Superior Court.
Title of Officer

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