



Doc ID: 003075020002 Type: LAN

BK 796 PG 609-610

RETURN TO:

Town of Stonington
 Planning & Zoning Department
 152 Elm Street
 Stonington, CT 06378

PERPETUAL SIDEWALK EASEMENT**KNOW ALL MEN BY THESE PRESENTS:**

That **CON-RY, LLC**, a Connecticut limited liability company with an office and place of business in the Village of Mystic, Town of Stonington, County of New London and State of Connecticut (the "Grantor") for good and valuable considerations received to its full satisfaction of the **TOWN OF STONINGTON**, a duly organized Connecticut municipality with its principal place of business at 152 Elm Street, Stonington, Connecticut 06378, does give, grant, bargain, sell and confirm unto the said **TOWN OF STONINGTON** (the "Grantee"), its successors and assigns, a full, perpetual and permanent easement for purposes of constructing, maintaining, utilizing, repairing and replacing a municipal and public sidewalk system, with landscaping, installed by **CON-RY, LLC**, in, upon, over, under, through and across the Grantor's property which is located adjacent northerly to 54-56 Williams Avenue (Connecticut Route US 1) and northerly and easterly to 1 Allen Street, both parcels being in the Village of Mystic, Town of Stonington, County of New London and State of Connecticut, which sidewalk easement and area is more particularly bounded and described as follows:

An easement for future sidewalk construction over a certain tract or parcel of land situated in the Village of Mystic, Town of Stonington, County of New London, State of Connecticut, depicted on a plan entitled "Boundary Survey Prepared for Coastal Wealth Management, 54-56 Williams Avenue & 1 Allen Street, Village of Mystic, Town of Stonington, Connecticut, Scale: 1"=20', Project No. CLA-6374, Date: 10/3/19, Sheet No. 1, Revised to 1/8/2020 by CLA Engineers, Inc." and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the southwesterly line of Williams Avenue (U.S. Route 1) and the northwesterly line of Allen Street and running thence S 37° 00' 25" W a distance of 2.00 feet by and along the northwesterly line of Allen Street to a point; thence N 53° 08' 45" W a distance of 200.06 feet across land of the Grantor to a point; thence N 37° 00' 25" E a distance of 2.00 feet to an iron pin set on the southwesterly line of Williams Avenue, bounded northwesterly by land now or formerly of Steven and Steve Lee; thence S 53° 08' 45" E a distance of 200.06 feet by and along the southwesterly line of Williams Avenue to the iron pin at the point of beginning.

This sidewalk easement is a permanent, non-exclusive easement for a public sidewalk, together with the right to enter in and upon the easement and to pass and re-pass over the easement for any and all purposes, and is granted upon the following conditions, to wit:

1. The Town of Stonington, its agents contractors and assigns, shall have the right to enter upon the Easement Area to construct, maintain and repair the sidewalk and landscaping, to excavate and backfill trenches, and to remove trees, bushes and other obstructions interfering with the sidewalk easement, provided however, that the Town of Stonington restore all property of the Grantor to a neat and presentable condition as it existed prior to any such work being performed by the Town of Stonington.
2. The Grantor, its successors and assigns hereby release the Town of Stonington, its agents and employees, assigns and successors, from any and all liability for damage to the Grantor's remaining lands resulting from this conveyance and construction and maintenance of said

NO CONVEYANCE TAX COLLECTED
 CYNTHIA LADWIG
 TOWN CLERK OF STONINGTON CT.

sidewalk and landscaping, provided the Town of Stonington, its agents, employees, successors and assigns shall, as soon as practicable after construction of said sidewalk and landscaping and all subsequent alterations and repairs thereto, restore all affected property of the Grantors to a neat and presentable condition as it existed prior to any such entry by the Town of Stonington.

3. The rights granted herein shall not be construed to interfere with or restrict the Grantor, its successors or assigns use of the premises so long as the same are constructed so as not to impair the strength or interfere with the use and maintenance of said sidewalk and landscaping.

4. The Grantor grants herewith unto the Town of Stonington the right and privilege to use so much additional ground on either or both sides of the premises herein described as may be necessary for the Town to use in constructing, laying and maintenance of said sidewalk and landscaping, including the placing of equipment thereon, but in no event shall such temporary easement exceed 10 feet in total beyond the permanent easement area. This grant of additional land is a grant of a temporary easement only and shall terminate upon the completion of the construction, or maintenance as the case may be, contemplated hereunder and the performance by the Town of Stonington of its obligations under paragraphs one (1) and two (2) above.

The grant of this easement is a covenant running with the land of the Grantor and binding on the Grantor, its heirs, successors, and assigns and all future owners or occupants of said land.

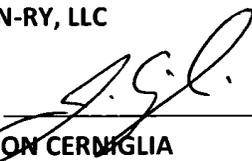
This instrument may not be modified except as may be agreed to by Grantor and Grantee, their successors, heirs or assigns, in writing.

TO HAVE AND TO HOLD the hereinbefore granted Sidewalk Easement, rights and privileges, to the Town of Stonington, its successors and assigns forever, to it and their own proper use and behoof.

IN WITNESS WHEREOF, CON-RY, LLC, as the owner of 54-56 Williams Avenue (Connecticut Route US 1) and 1 Allen Street, both located in the Village of Mystic, Town of Stonington, County of New London and State of Connecticut, has hereunto set its hand and seal this 31st day of January, 2020.


Eric M. Janney

CON-RY, LLC

BY: 
JASON CERNIGLIA
Its Sole Member, Duly Authorized


Linda L. Scroggins

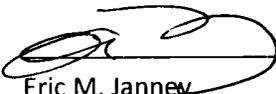
STATE OF CONNECTICUT)

) ss: Mystic (Stonington)

January 31, 2020

COUNTY OF NEW LONDON)

On this 31st day of January, 2020 personally appeared, **JASON CERNIGLIA**, who acknowledges himself to be the Sole Member of **CON-RY, LLC**, a Connecticut limited liability company, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed as such Member, and the free act and deed of said limited liability company, before me.


Eric M. Janney
Commissioner of the Superior Court

RECEIVED FOR RECORD
STONINGTON, CT.

20 FEB 13 AM 11:46

CYNTHIA LADWIG
TOWN CLERK



Doc ID: 003072520002 Type: LAN

BK 796 PG 18-19

RETURN TO:
Block Janney & Sisley LLC
12 Roosevelt Avenue
Mystic, CT 06355

QUIT-CLAIM DEED - STATUTORY

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

CON-RY, LLC, a Connecticut limited liability company with a principal place of business in the Village of Mystic, Town of Stonington, County of New London and State of Connecticut,

for one dollar (\$1.00) and other valuable consideration,

does give, grant and bargain to **CON-RY, LLC**, a Connecticut limited liability company with a principal place of business in the Village of Mystic, Town of Stonington, County of New London and State of Connecticut,

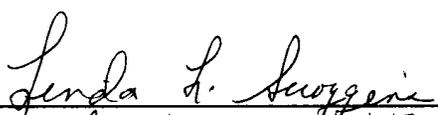
with QUIT CLAIM COVENANTS

That certain piece or parcel of land situated in the Village of Mystic, Town of Stonington, County of New London, and State of Connecticut and more specifically described in Schedule "A" attached hereto and incorporated herein by reference.

The purpose of this deed is to merge the lots more specifically described in a Warranty Deed recorded November 21, 2019 in Volume 793 at Page 872 of the Stonington Land Records and in a Warranty Deed recorded November 21, 2019 in Volume 793 at Page 876 of the Stonington Land Records into one combined lot.

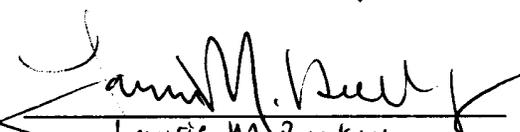
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of January, 2020.

Signed, Sealed and Delivered in presence of:


Linda L. Scroggins

CON-RY, LLC

BY: 
JASON CERNIGLIA
Its Sole Member, Duly Authorized


Laurie M. Buckley

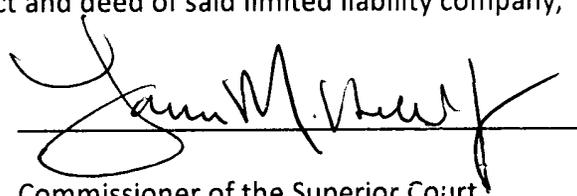
STATE OF CONNECTICUT)

) ss: Mystic (Stonington)

January 22, 2020

COUNTY OF NEW LONDON)

On this 22nd day of January, 2020 personally appeared, **JASON CERNIGLIA**, who acknowledges himself to be the Sole Member of **CON-RY, LLC**, a Connecticut limited liability company, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed as such Member, and the free act and deed of said limited liability company, before me.



Commissioner of the Superior Court
Notary Public

My Commission Expires: 3/31/2020

NO CONVEYANCE TAX COLLECTED
CYNTHIA LADWIG
TOWN CLERK OF STONINGTON CT.

LAURIE M. BUCKLEY
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR. 31, 2020

Schedule A

A certain tract or parcel of land situated in the Village of Mystic, Town of Stonington, County of New London, State of Connecticut, depicted on a plan entitled "Boundary Survey Prepared For Coastal Wealth Management, 54-56 Williams Avenue & 1 Allen Street, Village of Mystic, Town of Stonington, Connecticut, Scale: 1"=20', Project No. CLA-6374, Date: 10/3/19, Sheet No. 1 by CLA Engineers, Inc." and being more particularly described as follows:

Beginning at an iron pine set at the westerly corner of the intersection of Williams Avenue and Allen Street and running thence S 37° 00' 25" W a distance of 150.00 feet by and along the northwesterly line of Allen Street to an iron pin, set; thence N 53° 08' 45" W a distance of 200.06 feet to a point, bounded southwesterly by land now or formerly of Alexander Mariani and land now or formerly of Jack & Iva DaSilva, in part by each; thence N 37° 00' 25" E a distance of 150.00 feet to an iron pin set on the southwesterly line of Williams Avenue, bounded northwesterly by land now or formerly of Steven & Steve Lee; thence S 53° 08' 45" E a distance of 200.06 feet by and along the southwesterly line of Williams Street to the iron pin at the point of beginning.

Containing 30,010± SF or 0.689 Acre.

The intent of this description being to combine two parcels into one.

Grantee Address:
97 Windwood Way
Mystic, CT 06355

Received for Record at Stonington, CT
On 01/28/2020 At 11:17:58 am



Grantee:



Doc ID: 003063310003 Type: LAN

Con-Ry, LLC

Return to: ~~Block Janney & Sibley LLC~~

BK **793** PG **876-878**

97 Windwood Way

~~12 Roosevelt Avenue~~
Mystic, CT 06355

**WARRANTY DEED
(STATUTORY)**

I, **DONALD W. KASPER** of the Town of Montville, County of New London and State of Connecticut, ("Grantor") for consideration of Three Hundred Twenty Thousand and 00/100 (\$320,000.00) Dollars grants to **CON-RY, LLC**, a Connecticut Limited Liability Company having a principal address of 41 East Main Street, Mystic, Connecticut, with WARRANTY COVENANTS, all that certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Village of Mystic, Town of Stonington, County of New London and State of Connecticut, known as 54-56 Williams Avenue, bounded and described as follows:

See Attached Schedule A

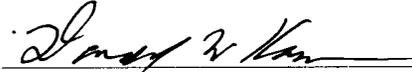
TOWN \$ 800.⁰⁰ STATE \$ 2400.⁰⁰
CONVEYANCE TAX RECEIVED
CYNTHIA LADWIG, TOWN CLERK
STONINGTON, CT

Signed this 18th day of November 2019.

WITNESSED BY:



Sarah D. Moriarty



Donald W Kasper



Susan Morton

STATE OF CONNECTICUT)

) ss: Stonington

18th day of November 2019

COUNTY OF NEW LONDON)

On this the 18th day of November 2019, before me, the undersigned, Donald W. Kasper personally appeared, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained as his/her free act and deed.



Sarah D. Moriarty
Commissioner of Superior Court

Grantee's Mailing Address:

SCHEDULE A

Two certain lots or parcels of land with the buildings thereon standing, located on Industrial Place in the Town of Stonington, County of New London and State of Connecticut, said lots known and designated as Lot Nos. 4 and 3 in Block 426 on a plat of land and factory sites known as Industrial Place, as surveyed by E.E. Bucklin C.E. 1907, which plat is filed in the Land Records of the Town of Stonington, and to which reference is hereby made for a more particular description.

Reference is Made to a map entitled, "Property Survey for Ida Kasper Williams Ave. Mystic, Conn. Scale 1" = 20' August 1977, David D. Knox P.E. & L.S.", which map is on file in the Stonington Town Clerk's Office.

A handwritten signature in black ink, appearing to be "S. [unclear]", is written over a horizontal line.