

WARRANTY DEED

1997

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

KNOW YE, that I, SALVATORE R. GIORDANO, of 241 Smith Street, Groton, Connecticut 06340,

for the consideration of THREE HUNDRED THOUSAND and 00/100 DOLLARS (\$300,000.00) and other valuable considerations, received to my full satisfaction of

NEW LONDON SEAFOOD DISTRIBUTORS, INC., a Connecticut corporation having its principal office at 114 Smith Street, New London, Connecticut 06320,

do hereby give, grant, bargain, sell and confirm unto the said New London Seafood Distributors, Inc., its successors and assigns forever,

All that certain piece or parcel of land with the buildings thereon standing, situated on Thames Street in the City and Town of Groton, in the County of New London and State of Connecticut, and more particularly bounded and described as follows:

Commencing at a point in the southwesterly line of Thames Street at the intersection of the southeasterly line of land of Vernon A. and Portia R. Collins; thence southeasterly by and along Thames Street one hundred seventy five (175) feet; thence southwesterly by and along land of General Dynamics Corporation to the Thames River; thence northwesterly by and along the Thames River to the intersection of land of Vernon A. and Portia R. Collins; thence northeasterly in a line parallel with the northwesterly line of General Dynamics Corporation, by and along said Collins land, to the point and place of beginning.

Being the same premises conveyed to said Salvatore R. Giordano by Executrix's Deed dated March 29, 1979 and recorded in Volume 328, Page 79, and by Warranty Deed of Sidney Realty Company, Inc. dated February 25, 1963 and recorded February 28, 1963 in Volume 201, Page 49 of the Town of Groton Land Records

Including herein all the Riparian rights of the Grantor as established on file in the Town of Groton Land Records in the Plan entitled "Plan Showing Property Line and Riparian Line between Electric Boat Division, General Dynamics Corporation and Salvatore R. and Anthony J. Giordano," dated March 1977.

SUBJECT TO storm drainage and drain pipe maintenance easements with both Electric Boat Division, General Dynamics Corporation and the City of Groton dated September 23, 1977 and recorded October 25, 1977 in Volume 313, Page 187 and Volume 313, Page 192 in the Town of Groton Land Records.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever, to its and their own proper use and behoof.

Conveyance Tax Received
Barbara Farbox
Town Clerk of Groton Ct.

330.00

3000.00
STATE CONVEYANCE TAX RECEIVED
CITY CLERK OF NEW LONDON

3330.00
CITY
Conveyance Tax collected
CITY & Town Clerk of New London

1050 282

AND ALSO, I, the said Grantor, do for myself, my heirs, executors, administrators, successors and assigns, covenant with the said Grantee, its successors and assigns, that at and until the unsealing of these presents, I are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and I 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 encumbrances whatsoever, except as hereinabove mentioned.

AND FURTHERMORE, I, the said Grantor, do by these presents bind myself and my heirs, successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to the said Grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, I, SALVATORE R. GIORDANO, the said Grantor, have set my hand and seal this 30th day of April, 1998.

Signed, Sealed and Delivered in the presence of

Edward E. Mahoney
Edward E. Mahoney

Salvatore R. Giordano L.S.
Salvatore R. Giordano

Sanford Glassman
SANFORD GLASSMAN

STATE OF CONNECTICUT *
* ss.: City of New London, Connecticut
COUNTY OF NEW LONDON *

On this the 30th day of April, 1998, before me, the undersigned officer, personally appeared Salvatore R. Giordano, known to me to be the person whose name is subscribed to the within instrument, and who acknowledged that he executed the same as his free act and deed for the purposes therein contained.

In witness whereof, I have hereunto set my hand.

Edward E. Mahoney
Commissioner of the Superior Court

Address of the Grantee:

New London Seafood Distributors, Inc.
114 Smith Street
New London, Connecticut 06320

RECEIVED FOR RECORD AT GROTON, CONN.
ON 5-5-98 AT 4:11 p.
ATTEST BARBARA TARBOX, TOWN CLERK

Clark van der Lyke
CITY CLERK
NEW LONDON

98 APR 30 P11 3: 50