



QUIT CLAIM Deed

This Indenture made the 7th day of December, Two Thousand Twenty-Three
between:

Charles M. Rhoades and Jessica Rhoades, all of Winsted, Connecticut, parties of the
first part, all of Winsted, Connecticut for consideration paid, grant to

Charles T. Rhoades, of Winsted, Connecticut, party of the second part,

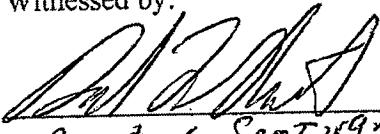
with QUIT CLAIM COVENANTS:

See Schedule A attached hereto and incorporated herein.

Said premises are conveyed subject to any limitations of use imposed by governmental
authority.

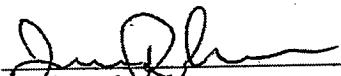
Signed this 7th day of December, 2023.

Witnessed by:



Amy B. Sartirana

Executed by:



Charles M. Rhoades

In the presence of:

STATE OF CONNECTICUT

)

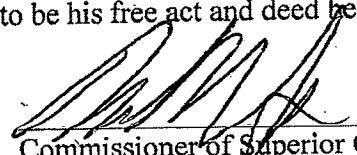
) ss: Winchester

COUNTY OF LITCHFIELD

)

December 7th, 2023

Personally Appeared: Charles M. Rhoades and Jessica Rhoades. Signer and Sealer of the
foregoing instrument, and acknowledged the same to be his free act and deed before me,



Commissioner of Superior Court

DAVID L. SARTIRANA
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2028

MS

SCHEDULE A

That certain piece or parcel of land situated in said Torrington more particularly bounded and described as follows:

Northerly by land formerly of the American Brass Company, 28 feet, more or less; thence

Westerly by land formerly of the American Brass Company 30.43 feet; thence

Easterly by land formerly of Peter J. Benny and Harry D. Litke, 198.10 feet; thence

Easterly by land formerly of Carmine E. Cornelio, 100 feet; thence

Northerly again by land formerly of said Cornelio; thence

Easterly again by land formerly of K.O. Sheldon Motor Company, 100 feet, more or less, and in part by land now or formerly of

Ellen K. Phalen, 30 feet; thence

Northerly again by land now or formerly of said Phalen, 5 feet; thence

Easterly by land now or formerly of William and Elizabeth Hubbard, 73.77 feet; thence

Southerly by public highway known as Church Street, 71 feet more or less; thence

Westerly by the flow line of the Naugatuck River.

Together with all rights, title and interest in and to the bed of the Naugatuck River.



QUIT CLAIM DEED - STATUTORY FORM

Charles Rhoades, John Rhoades, and James Rhoades all of Winsted, Connecticut
for consideration paid, grant to Charles M. Rhoades and Jessica Rhoades, of Winsted, Connecticut
with QUIT CLAIM COVENANTS

(Description and encumbrances, if any, and any additional provisions)

See Schedule A attached hereto and incorporated herein

Signed this 18th day of May 2011

Witnessed by:
Charles Rhoades

Charles Rhoades

Jessica Rhoades

John Rhoades
John Rhoades

James Rhoades
James Rhoades

State of Connecticut
) ss.
County of Litchfield)

May 18, 2011

Personally Appeared Charles Rhoades, John Rhoades, and James Rhoades

Signer and Sealer of the foregoing instrument, and acknowledged the same to be his free act and deed
before me.

Latest mailing address of Grantee:

Mo. and Street: Old New Hartford Rd

City: Winsted

State: Ct Zip: 06098

Charles Rhoades
Commissioner of the Superior Court
Title of Officer

NO CONVEYANCE COLLECTED
JOSEPH L. QUARTIERO

SCHEDULE A

That certain piece or parcel of land situated in said Torrington more particularly bounded and described as follows:

Northerly by land formerly of the American Brass Company, 28 feet, more or less; thence
Westerly by land formerly of the American Brass Company 30.43 feet; thence
Easterly by land formerly of Peter J. Benny and Harry O. Litke, 198.10 feet; thence
Easterly by land formerly of Carmine E. Cornelio, 100 feet; thence
Northerly again by land formerly of said Cornelio; thence
Easterly again by land formerly of K.O. Sheldon Motor Company, 100 feet, more or less, and in part by land now or formerly of Ellen M. Phalen, 30 feet; thence
Northerly again by land now or formerly of said Phalen, 5 feet; thence
Easterly by land now or formerly of William and Elizabeth Hubbard, 73.77 feet; thence
Southerly by public highway known as Church Street, 71 feet more or less; thence
Westerly by the flow line of the Naugatuck River.

Together with all rights, title and interest in and to the bed of the Naugatuck River.

076901

QUIT CLAIM DEED

NEW HAVEN SAVINGS BANK, a Connecticut banking corporation having its principal office at 195 Church Street, New Haven, CT 06510, for consideration of THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOL. LARS (\$325,000.00), grants to

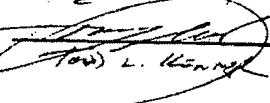
CHARLES RHOADES, JAMES RHOADES and JOHN RHOADES, having an address of 103 Highview Drive, Winsted, CT 06098, as tenants-in-common

with QUIT-CLAIM COVENANTS,

the real property with all buildings thereon and appurtenances thereto situated in the Torrington, County of Litchfield and State of Connecticut and described in Schedule A attached hereto and made a part hereof.

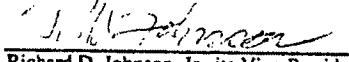
Signed this 30th day of March, 1994.







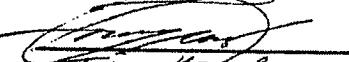
NEW HAVEN SAVINGS BANK

By 
Richard D. Johnson, Jr., its Vice-President

STATE OF CONNECTICUT)
COUNTY OF LITCHFIELD) ss. Torrington

March 30, 1994

Personally appeared Richard D. Johnson, Jr., Vice-President of NEW HAVEN SAVINGS BANK, a corporation, and that he as such officer, signer and sealer of the foregoing instrument, acknowledged the execution of the same to be his free act and deed individually and as such officer, and the free act and deed of said corporation, before me.



Richard D. Johnson, Jr.
Comm. of the Superior Court/Notary Public
My Commission Expires: _____

CONVEYANCE TAX COLLECTED
397.50
JOSEPH L. QUARTIERO
CITY OF TORRINGTON
3250.00 STATE OF CONNECTICUT

SCHEDULE A

First Piece:

All that certain piece or parcel of land with buildings and other improvements thereon situated in the Town of Torrington, County of Litchfield and State of Connecticut, and more particularly bounded and described as follows:

Commencing at a stone monument in the west line of public highway known as Water Street which marks the southeast corner of the herein described premises and the northeast corner of land now or formerly of Jess H. Smith and Joseph F. Keefe; thence running along land now or formerly of said Smith and Keefe S. 40 degrees 23' 30" W. 144.02 feet to a point and S. 39 degrees 54' 05" W. 77.77 feet to a point at the east bank of the Naugatuck River; thence running along the east bank of the Naugatuck River the following courses and distances: N. 54 degrees 40' 40" W. 55.20 feet; N. 59 degrees 04' 00" W. 146.39 feet; N. 59 degrees 12' 40" W. 110.22 feet; N. 26 degrees 15' 40" W. 38.08 feet; N. 29 degrees 35' W. 57.40 feet; N. 27 degrees 49' 10" W. 33.30 feet; N. 29 degrees 27' W. 53.58 feet; N. 28 degrees 06' 30" W. 87.66 feet; N. 24 degrees 11' 10" W. 87.11 feet and N. 7 degrees 55' 40" W. 0.61 feet to the south line of public highway known as Church Street thence running along the south line of Church Street, the following courses and distances: S. 88 degrees 56' 05" E. 63.55 feet; S. 88 degrees 01' 30" E. 113.22 feet and S. 87 degrees 45' 45" E. 79.76 feet to a point; thence turning and running along land now or formerly of K & S Management Limited Partnership I S. 5 degrees 31' 20" E. 104.41 feet and N. 70 degrees 25' 55" E. 102.93 feet to a stone monument in the west line of said Water Street; thence running along the west line of said Water Street the following courses and distances: S. 24 degrees 53' 50" E. 32.21 feet; S. 34 degrees 55' 00" E. 93.94 feet; S. 43 degrees 43' 55" E. 71.33 feet; S. 46 degrees 10' 10" E. 56.17 feet; S. 49 degrees 39' 15" E. 35.16 feet and S. 59 degrees 42' 50" E. 29.32 feet to the stone monument at the point and place of beginning.

Together with all right, title and interest in and to the bed of the Naugatuck River.

Said premises are shown on a survey entitled "Survey of Property Belonging to The Hotchkiss Brothers Company Torrington, Connecticut Scale: 1" = 40' Dec. 26, 1986" David G. Little, L.S. #13303.

Said premises are subject to:

1. Easement to The Connecticut Light and Power Company dated April 4, 1956 and recorded in the Torrington Land Records in Book 198 at Page 15.

2. License Agreement made by and between The Hotchkiss Brothers Co., and The American Brass Company dated April 5, 1956 and recorded in said Land Records in Book 198 at Page 100.

3. Notes as shown on said Map Number 2909.

Second Piece:

That certain piece or parcel of land situated in said Torrington more particularly bounded and described as follows:

Northerly by land formerly of the American Brass Company, 28 feet, more or less; thence

Westerly by land formerly of the American Brass Company 30.43 feet; thence

Easterly by land formerly of Peter J. Benny and Harry O. Litke, 198.10 feet; thence

Easterly by land formerly of Carmine E. Cornelio, 100 feet; thence

Northerly again by land formerly of said Cornelio; thence Easterly again by land formerly of K.D. Sheldon Motor Company, 100 feet, more or less, and in part by land now or formerly of Ellen M. Phalen, 30 feet; thence

Northerly again by land now or formerly of said Phalen, 5 feet; thence

Easterly by land now or formerly of William and Elizabeth Hubbard, 73.77 feet; thence

Southerly by public highway known as Church Street, 71 feet more or less; thence

Westerly by the flow line of the Naugatuck River.

Together with all rights, title and interest in and to the bed of the Naugatuck River.

Said premises are subject to:

1. Easement to The Connecticut Light and Power Company dated April 4, 1956 and recorded in the Torrington Land Records in Book 198 at Page 15.

2. License Agreement made by and between The Hotchkiss Brothers Co., and The American Brass Company dated April 5, 1956 and recorded in said Land Records in Book 198 at Page 100.

3. Notes as shown on said Map Number 2909.

4. Reservation and agreements as contained in a Quit Claim Deed from The American Brass Company to The Hotchkiss Brothers Company dated December 26, 1947 and recorded in said Land Records in Book 162 at Page 111.

5. Special Exception from the Zoning Board of Appeals dated November 24, 1987 and recorded in said Land Records in Book 426 at Page 381.

6. Variance from the Zoning Board of Appeals dated November 24, 1987 and recorded in said Land Records in Book 426 at Page 383.

7. Channel encroachment lines with respect to Naugatuck River.

REC'D FOR RECORD 3-31-94 AT 2:41 P.M.
RECORDED BY DELLA OTTM TOWN CLERK

Quit-Claim Deed

The American Brass Company

to

The Hotchkiss Brothers Company

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME,

G R E E T I N G : KNOW YE, That THE AMERICAN BRASSCOMPANY, a corporation specially chartered by the

General Assembly of the State of Connecticut and

having its principal office in Waterbury, New Haven County, in said State, acting by A. H. Quigley, its President, duly authorized by vote of its Board of Directors, for the consideration of a valuable sum in dollars received to its full satisfaction of THE HOTCHKISS BROTHERS COMPANY, a corporation organized under the laws of the State of Connecticut and having an office and principal place of business in the Town of Torrington, Litchfield County, in said State, does by these presents remise, release and forever QUIT-CLAIM unto said THE HOTCHKISS BROTHERS COMPANY, its successors and assigns forever, all right, title, interest, claim and demand whatever, which the said Releasor has or ought to have in or to that certain parcel of land located northerly of Church Street and westerly of Migeon Avenue, in the City of Torrington, Connecticut, described as follows:

Said parcel is a strip of land 33 ft. in width, the westerly boundary of which is the low water mark on the east bank of the Naugatuck River. The northerly extremity of said strip of land is located S. 15°2' 45" E. (True Meridian) 100 ft. from the northwesterly corner of land now or formerly of Frederick P. Weston and the southerly extremity of said strip of land is bounded on land now or formerly of Ida C. Prince. The length of said strip is 500 ft. more or less.

U. S. I. R. Stamp value \$ 5.57 were affixed
to this deed and duly canceled.

Being part of the premises mentioned in deed of Albert Bradley to the Wolcottville Manufacturing Company dated May 20, 1844, and recorded in Torrington Land Records, Vol. 16, Page 419; also being part of the same premises mentioned in deed of Albert Bradley to the Wolcottville Brass Company dated May 20, 1844, and recorded in Torrington Land Records, Vol. 16, Page 18. See also deed from the Wolcottville Brass Company to Walter M. Hungerford dated January 25, 1854, and recorded in Torrington Land Records, Vol. 18, Page 246.

As part consideration for this deed, the Releasor, for itself, its successors and assigns covenants and agrees with the Releasee, its successors and assigns, that it will forever save the Releasor, its successors and assigns, harmless from any damage or injury to the property conveyed herein or to the structures now or hereafter to be erected on the same or materials now or hereafter stored thereon, or to its servants, agents and employees, resulting from or which may in any manner be traceable to the flow or overflow of the waters of the Naugatuck River or by reason of the exercise of the Releasor's riparian rights below or above the property herein conveyed in the operation of the Releasor's Church Street Dam and reservoir and the use of said River.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Releasee, its successors and assigns forever, so that neither it, the said Releasor, nor its successors, nor any person under it or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom it and they are by these presents forever barred and secluded, as aforesaid.

IN WITNESS WHEREOF, THE AMERICAN BRASS COMPANY, acting by A. H. Quigley, its President, duly authorized, has caused these presents to be executed and its seal to be hereto affixed, this 26th day of December, 1947.

Signed, sealed and delivered in presence of

E. J. Rockwell

R. C. Hurlbut

STATE OF CONNECTICUT,

COUNTY OF NEW HAVEN, ss. Waterbury

THE AMERICAN BRASS COMPANY

BY A. H. Quigley
ITS PRESIDENT
(Corporate Seal)

December 26th, 1947.

Personally appeared A. H. Quigley, President of THE AMERICAN BRASS COMPANY, signer and sealer of the foregoing instrument, and acknowledged the same to be the free act and deed of said corporation, and his free act and deed as its President. Before me,

(Notary Seal)

Joseph Wilhelm
Notary Public.

Received Jan. 6, 1948 at 10:02 A.M. and recorded by

71599

Mary M. Farrell

Asst. Town Clerk.

Release of Mortgage

The Brooks Bank and Trust Co.

to

Fanny Freedman

Know all Men by these Presents; THAT The Brooks Bank and Trust Company, a corporation organized and existing under the laws of the State of Connecticut and located in the Town of Torrington, County of Litchfield and State of Connecticut, acting herein by Charles E. Rood, Vice President and Edwin J. Dowd, Assistant Treasurer, hereunto duly authorized does hereby release and discharge a certain mortgage from Fanny Freedman of said Torrington, Connecticut to the said The Brooks Bank and Trust Company Dated Oct. 24, 1947 and recorded in the records of the Town of Torrington in the County of Litchfield and State of Connecticut, in Book 158 at page 159.

IN WITNESS WHEREOF, The Brooks Bank and Trust Company has caused these presents to be executed by Charles E. Rood, Vice President and Edwin J. Dowd, Assistant Treasurer, hereunto duly authorized, and its corporate seal to be hereunto affixed this 5th day of January A.D. 1948.

Signed, sealed and delivered in presence of

Barbara H. Richard

Wayne Alderman

THE BROOKS BANK AND TRUST COMPANY
(Corporate Seal)

BY Charles E. Rood (L.S.)
Vice President
Edwin J. Dowd (L.S.)
Assistant Treasurer

STATE OF CONNECTICUT,

County of Litchfield

ss. Torrington, January 5, A. D. 1948.

Personally appeared Charles E. Rood, Vice President and Edwin J. Dowd, Assistant Treasurer, hereunto duly authorized signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed in said respective capacities, before me.

Wayne Alderman Notary Public.

Received Jan. 6, 1948 at 10:11 A.M. and recorded by

71600

Mary M. Farrell

Asst. Town Clerk.

MANUSCRIPT VOL 108

GAS MAIN EASEMENT

The Hotchkiss Brothers Company
to
The Connecticut Power Company

For a valuable consideration, receipt of which is hereby acknowledged, The Hotchkiss Brothers Company, a corporation organized and existing under and by virtue of the laws of the State of Connecticut and having a place of business in the City of Torrington, County of Litchfield, State of Connecticut, acting herein by John H. Brooks, its President, and Joseph B. Cravanzola, its Treasurer, hereunto duly authorized, herein-after called Grantor, hereby grants unto The Connecticut Power Company of Hartford, Connecticut, its successors and assigns, hereinafter called Grantee, the perpetual right to construct, maintain and rebuild under the land hereinafter described, a gas pipe line and other appurtenances useful for providing gas service; the right to enter said land for the purpose of inspecting, maintaining, or removing same; said land being located in Torrington, Connecticut, and being bounded and described as follows:

NORTHERLY and
EASTERLY: by other land of the Grantor;

SOUTHERLY: by Church Street and by other land of the Grantor, partly by each;

WESTERLY: by other land of the Grantor;

SOUTHWESTERLY: by land now or formerly of Peter J. Benny;

Said gas pipe line and other appurtenances in connection therewith, are to be located by said Grantee on said land approximately as shown on a map or sketch entitled, "Gas Line Torrington Right of Way The Hotchkiss Brothers Co. The Connecticut Power Company Engineering Division Scale: 1"=40' E-56034-M", which map or sketch is attached hereto but not made a part hereof and a duplicate of which is to be filed in the Office of the Town Clerk of said City of Torrington.

The Grantor agrees that it will not, without the written permission of the Grantee, erect any building or structure on or grade, excavate or fill said land in any location or manner which will interfere in any way with said gas pipe line and appurtenances or the operation thereof or will create a hazard, and that nothing shall be attached to any property of the Grantee erected by virtue of this easement except such things as are placed thereon by the Grantee.

Any right herein described or granted or any interest therein or part thereof may be assigned to any company by the Grantee, and the Grantor hereby agrees to and ratifies any such assignment and agrees that the interest so assigned may be used by the assignee therein for like purposes.

The words "Grantor" and "Grantee" shall include successors and assigns where the context so requires or permits.

To Have and To Hold the premises unto it, the said Grantee, its successors and assigns forever.

In Witness Whereof the Grantor has hereunto caused its hand and seal to be affixed this 4th day of April, 1956.

Signed, sealed and delivered in presence of:

Charles P. Roraback

THE HOTCHKISS BROTHERS COMPANY (L.S.)
(Corporate Seal)

By John H. Brooks
Its President

James W. Roraback

By Joseph B. Cravanzola
Its Treasurer

State of Connecticut ss. Torrington April 4, 1956
County of Litchfield

Personally appeared, John H. Brooks, President, and Joseph B. Cravanzola, Treasurer, signers and sealers of the foregoing instrument on behalf of The Hotchkiss Brothers Company and acknowledged the foregoing instrument to be the free act and deed

of The Hotchkiss Brothers Company and their free act and deed as President and Treasurer thereof, before me,

Charles P. Roraback, Notary Public

Received Apr. 10, 1956 at 10:25 A.M. and recorded by

#3951

Marylyn - Purcell Asst. Town Clerk

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RELEASE OF MORTGAGE

Ava G. Benjamin

to

Carmela DeRose

Know All Men By These Presents, That I, Ava G. Benjamin, of the Town of Torrington, County of Litchfield, and State of Connecticut, do hereby release and discharge

a certain mortgage from Carmela DeRose to me dated March 9, 1955, and recorded in the Land Records of the town of Torrington, County of Litchfield, and State of Connecticut, in Vol. 192, at Page 177 to which reference may be had:

In Witness Whereof, I have hereunto set my hand and seal this 29th day of March in the year of our Lord nineteen hundred and fifty-six.

Signed, sealed and delivered in presence of

Hyman Silver

Ava G. Benjamin

L.S.

Robert Allcock

State of Connecticut

ss. Torrington

March 29, A.D. 1956

County of Litchfield

Personally appeared Ava G. Benjamin, Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed before me.

Hyman Silver, Notary Public

Received Apr. 10, 1956 at 1:41 P.M. and recorded by

#3952

Marylyn - Purcell Asst. Town Clerk

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WARRANTY DEED

The B. D. F. Realty Company

to

John Zampaglione et al

To all People to Whom these Presents shall Come,

Greeting: Know Ye, That the B. D. F. Realty Company,

acting herein by Joseph Barbero, its President, here-

unto duly authorized, for the consideration of a valuable sum of money in dollars received to its full satisfaction of John Zampaglione and Joseph Perosino, of the Town of Torrington, County of Litchfield, State of Connecticut do give, grant, bargain, sell and confirm unto the said John Zampaglione and Joseph Perosino that certain piece or parcel of land, situated in said Torrington, and being shown as Lot No. 143 on a certain plan entitled "City of Torrington, Pinewood Village, Map Showing Layout of Section IV, Scale 1"40', December, 1954, John W. Smith", which map is on file in the office of the Town Clerk of said Torrington as Map #304, to which reference may be had for a more particular description of said premises.

as above described value \$ 25 were given
to this day and duly executed

The grantees, for themselves, their heirs and assigns, by the acceptance of this deed, hereby covenant and agree with the grantor, its successors and assigns, that the above described premises shall be used for residential purposes only, and for the purpose of these restrictions said premises shall be considered as one building lot and there shall be erected on such lot only a single-family dwelling house costing not less than \$10,000. together with such garage as may be necessary for the family occupying such dwelling house, and they shall keep such dwelling house and garage, not including the eaves, porches or other necessary projections, at least 25 feet from the established street line of Hemlock Road; and no livestock or poultry shall be kept or maintained on said

MANUSCRIPT VOL 198

Personally appeared Wayne Alderman, Its Vice President and Martin H. Harris, Its Assistant Treasurer, as aforesaid, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, and the free act and deed of said corporation, before me,

Philip E. Brown, Notary Public

Received Apr. 27, 1956 at 2:30 P.M. and recorded by

#4169 *Mary M. Laird* Asst. Town Clerk

The Hotchkiss Brothers Co.

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LICENSE AGREEMENT

and

The American Brass Company

This Agreement made this 5 day of April 1956, between The Hotchkiss Brothers Company, a corporation organized and existing under the laws of the State of Connecticut and having its office and principal place of business in the City of Torrington, County of Litchfield, in said State, acting herein by Joseph E. Cravanzola, its Treasurer, duly authorized by vote of its Board of Directors, and The American Brass Company, a corporation specially chartered by the General Assembly of the State of Connecticut and having its principal office in the City of Waterbury, County of New Haven, in said State, acting by Wm. M. Moffatt, its Executive Vice President, duly authorized by vote of its Board of Directors;

WITNESSETH:

That The Hotchkiss Brothers Company, in consideration of One Dollar (\$1.00) received to its full satisfaction, does by these presents grant to The American Brass Company the license to enter upon its land adjacent to the west bank of the west branch of the Naugatuck River along the westerly property line of The Hotchkiss Brothers Company southerly of Church Street, in said City of Torrington, for the purpose of extending footings and constructing facing for the east face of the masonry river wall on property of The American Brass Company adjacent to the Naugatuck River and the license to maintain these footings as now constructed, as more fully outlined on a map attached hereto and made a part hereof entitled "Map Showing Wall Footings Installed by The American Brass Co. on Property of The Hotchkiss Brothers Co. Southerly of Church St. Torrington, Conn. Scale 1"-80' Jan. 1956."

In Witness Whereof, the parties hereto, acting by these respective officers, duly authorized, have caused these presents to be executed and their corporate seal to be hereto affixed, and to a duplicate of the same tenor and date, the day and year first above written.

Signed, Sealed and Delivered in presence of:

THE HOTCHKISS BROTHERS COMPANY
(Corporate Seal)

Charles P. Roraback

By Joseph E. Cravanzola
Its Treasurer

James W. Roraback

The American Brass Company
(Corporate Seal)

F. A. Stewart

By Wm. M. Moffatt
Its Executive Vice President

H. Pritchard

State of Connecticut

ss. Torrington April 5, 1956

County of Litchfield

Personally appeared, Joseph E. Cravanzola, Treasurer, of The Hotchkiss Brothers Company, signer and sealer of the foregoing instrument, and acknowledged the same to be the free act and deed of said corporation and his free act and deed as such Treasurer, before me,

Charles P. Roraback, Notary Public

MANUSCRIPT VOL. 108

State of Connecticut ss. Watertown April 16, 1956
 County of New Haven

Personally appeared, Wm. M. Moffatt, Executive Vice President of The American Brass Company, signer and sealer of the foregoing instrument, and acknowledged the same to be the free act and deed of said corporation and his free act and deed as such Executive Vice President before me.

(Notary Seal)

Ruth C. Hurlbut, Notary Public
 My Commission Expires March 31, 1960

Received Apr. 27, 1956 at 2:54 P.M. and recorded by

#4170

Mary M. Carroll Asst. Town Clerk

Dorothy A. Hayes

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 WARRANTY DEED

to
 Andrew John Parker et al

To all People to Whom these Presents shall Come, Greeting:
 Know Ye, That I, Dorothy A. Hayes, of the Town of Torrington,
 County of Litchfield, and State of Connecticut, for the
 consideration of a valuable sum of money in Dollars received to my full satisfaction of
 Andrew John Parker and Dorothy Murelli Parker, both of said Torrington, within said County
 and State, do give, grant, bargain, sell and confirm unto the said Andrew John Parker and
 Dorothy Murelli Parker, and unto the survivor of them, as joint tenants with right of sur-
 vivorship, and not as tenants in common, and unto such survivor's heirs and assigns forever
 all that certain piece or parcel of land, with all buildings standing thereon, situated in
 said Town of Torrington, bounded and described as follows:

Commencing at a point in the westerly line of public highway known as High Street,
 which point is 140.5 feet northerly from the intersection of the northerly line of Litch-
 field Street and the Westerly line of High Street; thence running northerly along the said
 High Street, 46 feet; thence running Westerly in a line at right angles with and to the
 westerly line of High Street, 134.81 feet; thence running southerly 46.01 feet; thence
 running easterly 135.91 feet in a line parallel to the northerly line of the within described
 land to point and place of beginning.

Bounded: Northerly by land now or formerly of Edmund Rudnick, 134.81 feet;
 Easterly by public highway known as High Street, 46 feet;
 Southerly by land now or formerly of Mary Hanley, 135.91 feet; and
 Westerly by land now or formerly of LaJeune and Marola, in part by
 each, in all 46.01 feet.

U. S. I. H. Stamp value \$¹³⁰ Were affixed
 In this deed and duly executed

Being the same premises conveyed to Dorothy A. Murelli and Lily E. Giramonti by
 deed from Mary Hanley, dated November 19, 1942, and recorded in Torrington Land Records,
 Volume 142, Page 531, and by deed from the said Lily Giramonti to Dorothy A. Murelli, re-
 corded in Torrington Land Records, Volume 167, Page 557. See also Torrington Land Records,
 Volume 179, Page 397, for change of name of the Grantor.

The aforesaid premises are subject to a mortgage from the Grantor to The Maria
 Seymour Brooker Memorial Inc., of date September 3, 1954, and recorded in Torrington Land
 Records, Volume 183, Page 436, which mortgage, as part consideration for this conveyance,
 the Grantee agrees to assume and pay in its present principal balance of \$7,139.94, with
 accrued interest of \$23.79, a grand total of \$7,163.73.

The Grantee agrees to pay taxes to become due the City of Torrington November 1,
 1956.

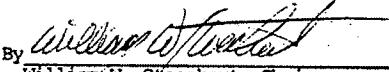
To Have and to Hold the above granted and bargained premises, with the appur-
 tenances thereof, unto them the said grantees, and unto the survivor of them, and unto
 such survivor's heirs and assigns forever, to them and their own proper use and behoof.

NOTICE OF GRANTING OF SPECIAL EXCEPTION

On September 14, 1987, the Zoning Board of Appeals of the City of Torrington resolved to GRANT a SPECIAL EXCEPTION in accordance with Section 606 B.3 of the Zoning Regulations of the City of Torrington, to NORTHEAST MILLWORK CORPORATION in order to construct twenty-six multi-family dwelling units on Church Street (north of Church Street and east of the Naugatuck River) in Torrington, Connecticut, on property owned by NORTHEAST MILLWORK CORPORATION and more particularly bounded and described on Schedule A hereto attached.

Dated at Torrington, Connecticut, this 24th day of November, A.D. 1987.

ZONING BOARD OF APPEALS

By 
William W. Stoeckert, Chairman

GALLICCHIO,
MERATI, GAWRYCH
& GRIFFIN
ATTORNEYS AT LAW
157 HIGH ON AVENUE
TORRINGTON,
CONNECTICUT 06780
TELEPHONE
(203) 489-6444

SCHEDULE A

That certain piece or parcel of land situated in said Torrington more particularly bounded and described as follows:

Northerly by land formerly of the American Brass Company, 28 feet, more or less; thence
Westerly by land formerly of the American Brass Company, 30.43 feet; thence
Northerly again by land formerly of Umbert E. Borzani, now of Nina Phalen, 214.84 feet; thence
Easterly by land formerly of Peter J. Benny and Harry O. Litke, 198.10 feet; thence
Easterly by land formerly of Carmine E. Cornelio, 100 feet; thence
Northerly again by land formerly of said Cornelio; thence
Easterly again by land formerly of K. D. Sheldon Motor Company, 100 feet, more or less and in part by land now or formerly of Ellen M. Phalen, 30 feet; thence
Northerly again by land now or formerly of said Phalen, 5 feet; thence
Easterly by land now or formerly of William and Elizabeth Hubbard, 73.77 feet; thence
Southerly by public highway known as Church Street, 71 feet, more or less; thence
Westerly by the flow line of the Naugatuck River.

Together with all of the rights, title and interest in and to the bed of the Naugatuck River.

Received December 9, 1987 at
3:48 P.M., recorded by

Stella Cory
Asst. Town Clerk

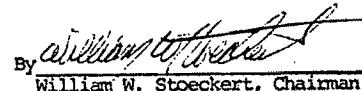
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NOTICE OF GRANTING OF VARIANCE

On September 14, 1987, the Zoning Board of Appeals of the City of Torrington resolved to GRANT a VARIANCE in accordance with Section 606 A.3 of the Zoning Regulations of the City of Torrington to NORTHEAST MILLWORK CORPORATION to allow a reduction in the lot width from 90 feet to 71 feet, on property owned by NORTHEAST MILLWORK CORPORATION on Church Street, Torrington, Connecticut, more particularly bounded and described on Schedule A hereto attached.

Dated at Torrington, Connecticut, this 27th day of November, 1987.

ZONING BOARD OF APPEALS

By 
William W. Stoeckert, Chairman

GALLICCHIO,
MERATI, GAWRYCH
& GRIFFIN
ATTORNEYS AT LAW
157 MICHON AVENUE
TORRINGTON,
CONNECTICUT 06790

TELEPHONE
(203) 489 6444

SCHEDULE A

That certain piece or parcel of land situated in said Torrington more particularly bounded and described as follows:

Northerly by land formerly of the American Brass Company, 28 feet, more or less; thence
Westerly by land formerly of the American Brass Company, 30.43 feet; thence
Northerly again by land formerly of Umbert E. Borzani, now of Nina Phalen, 214.84 feet; thence
Easterly by land formerly of Peter J. Benny and Harry O. Litke, 198.10 feet; thence
Easterly by land formerly of Carmine E. Cornelio, 100 feet; thence
Northerly again by land formerly of said Cornelio; thence
Easterly again by land formerly of K. D. Sheldon Motor Company, 100 feet, more or less and in part by land now or formerly of Ellen M. Phalen, 30 feet; thence
Northerly again by land now or formerly of said Phalen, 5 feet; thence
Easterly by land now or formerly of William and Elizabeth Hubbard, 73.77 feet; thence
Southerly by public highway known as Church Street, 71 feet, more or less; thence
Westerly by the flow line of the Naugatuck River.

Together with all of the rights, title and interest in and to the bed of the Naugatuck River.

Received December 9, 1987 at
3:48 P.M., recorded by

Asst. Town Clerk

2004-05-22 19:45:49

RIVERWALK EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that CHARLES RHOADES, JAMES RHOADES, AND JOHN RHOADES of the City of Torrington, County of Litchfield and the State of Connecticut, do hereby grant, bargain, confirm, and sell unto the CITY OF TORRINGTON, for the consideration of one or more dollars and other valuable consideration received to the full satisfaction of said CHARLES RHOADES, JAMES RHOADES, AND JOHN RHOADES, a Riverwalk Easement across their property described in Exhibit "A".

The purpose of said easement is to allow the construction of a riverwalk by the Grantee generally adjacent and parallel to the Naugatuck River.

Said easement shall be of varying width to be determined by the parties. In locating the easement, the parties shall give due consideration to the development of the servient estate and the needs of the Grantee herein.

Said easement includes the right to enter in and upon said land of the grantor's said parcel and easement and to pass and repass over the same and excavate therein for said purposes here and above and hereinafter described.

Said grantee shall have the right within said easement on said parcel to cut trees and brushes, disturb the soil and ground cover located therein and to perform other work necessary or convenient for the design, construction, maintenance, inspection, use, operation and repair, alteration, replacement, or protection of said riverwalk facility and appurtenances thereto.

The grantees agree that any damage caused by present or future construction to the land or property of the grantor will be corrected and restored

to conditions substantially equal to that existing at the time. Such damage occurred, commensurate however, with the above-described uses of said land.

The Grantee agrees for itself, its successors, and heirs, that it shall be responsible for all costs of maintenance associated with the easement and all improvements constructed by the Grantee therein. The Grantee shall also be responsible for maintaining reasonable limits of property and liability insurance for the easement area and shall name the Grantor as an additional insured in its policy, a copy of which shall be provided to the Grantor.

The Grantee shall, upon completion of the Riverwalk, inform the Police Department so that they may patrol said area as they deem necessary.

The Grantee shall have its Assessor review the assessment of the property to determine if the easement would result in a change of the fair market value of said property.

Said easement shall be extinguished and the Grantee shall Quit Claim its interest therein to the Grantors if the Grantee abandons its plans to develop said Riverwalk.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenance thereof, unto them the said GRANTEEES and their heirs forever and to their own use and behoof and also the said Grantor does for itself, its heirs, executors, administrators and assigns covenant with the said Grantee and its assigns that at and until the sealing of those presents it is well seized of the premises as a good indefeasible title and fee simple has a good right to bargain

and sell the same in manner and form as is written and the same free from all encumbrances whatsoever except as herein before mentioned.

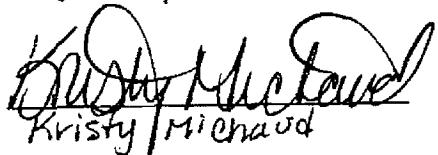
Furthermore, when the context so requires, the masculine gender shall include the feminine and the feminine the masculine and the singular the plural and the plural the singular.

IN WITNESS WHEREOF we have hereunto set our hands and seals this
8th day of ^{April} ~~March~~, 2005.

Signed, Sealed, and Delivered
In the Presence of:



Andy P. Michael



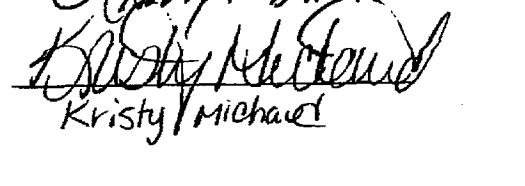
Kristy Michael
Kristy Michael

GRANTOR,

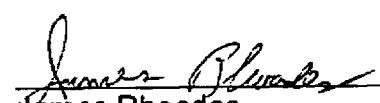
By: 
Charles Rhoades

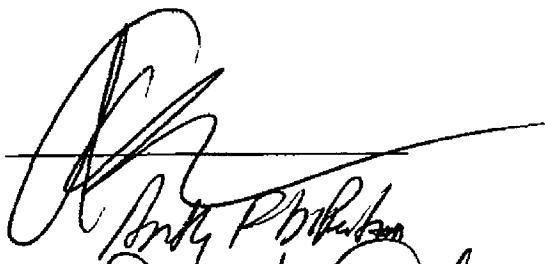
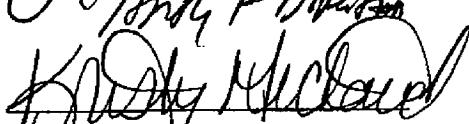


Andy P. Michael

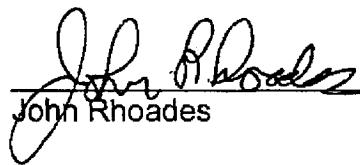


Kristy Michael
Kristy Michael

By: 
James Rhoades


Kristy Michael

Kristy Michael

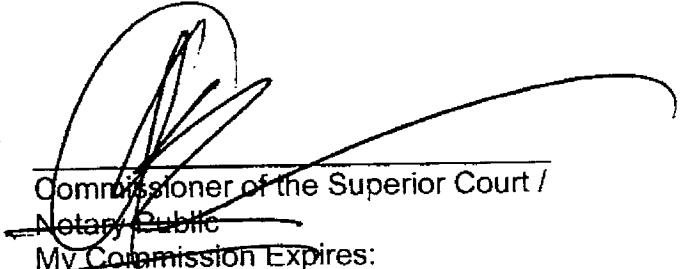
By:


John Rhoades

STATE OF CONNECTICUT)
COUNTY OF LITCHFIELD)

ss: Torrington Litchfield

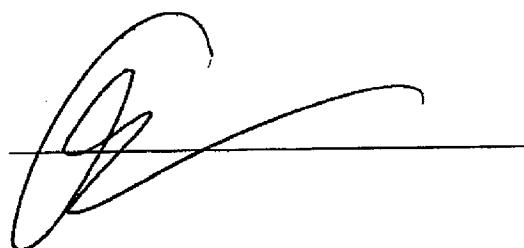
On this the 8th day of MARCH, 2005 before me, Arthg Philbertus
the undersigned officer, personally appeared CHARLES RHOADES, known to
me (or satisfactorily proven) to be the person whose name is subscribed to the
within instrument and who acknowledged that he executed the same for the
purposes therein contained.


Commissioner of the Superior Court /
Notary Public
My Commission Expires:

STATE OF CONNECTICUT)
COUNTY OF LITCHFIELD)

ss: Torrington Litchfield

On this the 8th day of MARCH, 2005 before me, Arthg Philbertus
the undersigned officer, personally appeared JOHN RHOADES, known to me (or
satisfactorily proven) to be the person whose name is subscribed to the within
instrument and who acknowledged that he executed the same for the purposes
therein contained.



Commissioner of the Superior Court /
Notary Public
My Commission Expires:

STATE OF CONNECTICUT)

) ss: Torrington

COUNTY OF LITCHFIELD)

Litchfield

Dawn

On this the 8th day of MARCH, 2005 before me, Dawn F. Doherty

the undersigned officer, personally appeared JAMES RHOADES, known to me
(or satisfactorily proven) to be the person whose name is subscribed to the within
instrument and who acknowledged that he executed the same for the purposes
therein contained.

Commissioner of the Superior Court /
Notary Public
My Commission Expires:

RECEIVED FOR RECORD
TORRINGTON TOWN CLERK

2005 MAY -4 AM 10:02

BY: *Stella B.*

Vol 595 PAGE 066

SCHEDULE AFirst Piece:

All that certain piece or parcel of land with buildings and other improvements thereon situated in the Town of Torrington, County of Litchfield and State of Connecticut, and more particularly bounded and described as follows:

Commencing at a stone monument in the west line of public highway known as Water Street which marks the southeast corner of the herein described premises and the northeast corner of land now or formerly of Jess H. Smith and Joseph F. Keefe; thence running along land now or formerly of said Smith and Keefe S. 40 degrees 23' 30" W. 144.02 feet to a point and S. 39 degrees 54' 05" W. 77.77 feet to a point at the east bank of the Naugatuck River; thence running along the east bank of the Naugatuck River the following courses and distances: N. 54 degrees 40' 40" W. 55.20 feet; N. 59 degrees 04' 00" W. 146.39 feet; N. 59 degrees 12' 40" W. 110.22 feet; N. 26 degrees 15' 40" W. 38.08 feet; N. 29 degrees 35' W. 57.40 feet; N. 27 degrees 49' 10" W. 33.30 feet; N. 29 degrees 27' W. 53.68 feet; N. 28 degrees 06' 30" W. 87.66 feet; N. 24 degrees 11' 10" W. 87.11 feet and N. 7 degrees 55' 40" W. 0.61 feet to the south line of public highway known as Church Street thence running along the south line of Church Street, the following courses and distances: S. 88 degrees 56' 05" E. 63.55 feet; S. 88 degrees 01' 30" E. 113.22 feet and S. 87 degrees 45' 45" E. 79.76 feet to a point; thence turning and running along land now or formerly of K & S Management Limited Partnership I S. 5 degrees 31' 20" E. 104.41 feet and N. 70 degrees 25' 55" E. 102.93 feet to a stone monument in the west line of said Water Street; thence running along the west line of said Water Street the following courses and distances: S. 24 degrees 53' 50" E. 32.21 feet; S. 34 degrees 55' 00" E. 93.94 feet; S. 43 degrees 43' 55" E. 71.33 feet; S. 46 degrees 10' 10" E. 56.17 feet; S. 49 degrees 39' 15" E. 35.16 feet and S. 59 degrees 42' 50" E. 29.32 feet to the stone monument at the point and place of beginning.

Together with all right, title and interest in and to the bed of the Naugatuck River.

Said premises are shown on a survey entitled "Survey of Property Belonging to The Hotchkiss Brothers Company Torrington, Connecticut Scale: 1" = 40' Dec. 26, 1986" David G. Little, L.S. #13303.

Said premises are subject to:

1. Easement to The Connecticut Light and Power Company dated April 4, 1956 and recorded in the Torrington Land Records in Book 198 at Page 15.
2. License Agreement made by and between The Hotchkiss Brothers Co., and The American Brass Company dated April 5, 1956 and recorded in said Land Records in Book 198 at Page 100.

RECEIVED FOR RECORD
Torrington Town Clerk

2004 JUL 29 AM 8:57

BY: *[Signature]*

VOL. 595 PAGE 667

3. Notes as shown on said Map Number 2909.

Second Piece:

That certain piece or parcel of land situated in said Torrington more particularly bounded and described as follows:

Northerly by land formerly of the American Brass Company, 28 feet, more or less; thence

Westerly by land formerly of the American Brass Company 30.43 feet; thence

Easterly by land formerly of Peter J. Benny and Harry O. Litke, 198.10 feet; thence

Easterly by land formerly of Carmine E. Cornelio, 100 feet; thence

Northerly again by land formerly of said Cornelio; thence

Easterly again by land formerly of K.D. Sheldon Motor Company, 100 feet, more or less, and in part by land now or formerly of Ellen M. Phalen, 30 feet; thence

Northerly again by land now or formerly of said Phalen, 5 feet; thence

Easterly by land now or formerly of William and Elizabeth Hubbard, 73.77 feet; thence

Southerly by public highway known as Church Street, 71 feet more or less; thence

Westerly by the flow line of the Naugatuck River.

Together with all rights, title and interest in and to the bed of the Naugatuck River.

Said premises are subject to:

1. Easement to The Connecticut Light and Power Company dated April 4, 1956 and recorded in the Torrington Land Records in Book 198 at Page 15.

2. License Agreement made by and between The Hotchkiss Brothers Co., and The American Brass Company dated April 5, 1956 and recorded in said Land Records in Book 198 at Page 100.

3. Notes as shown on said Map Number 2909.

4. Reservation and agreements as contained in a Quit Claim Deed from The American Brass Company to The Hotchkiss Brothers Company dated December 26, 1947 and recorded in said Land Records in Book 162 at Page 111.

5. Special Exception from the Zoning Board of Appeals dated November 24, 1987 and recorded in said Land Records in Book 426 at Page 381.

6. Variance from the Zoning Board of Appeals dated November 24, 1987 and recorded in said Land Records in Book 426 at Page 383.

7. Channel encroachment lines with respect to Naugatuck River.

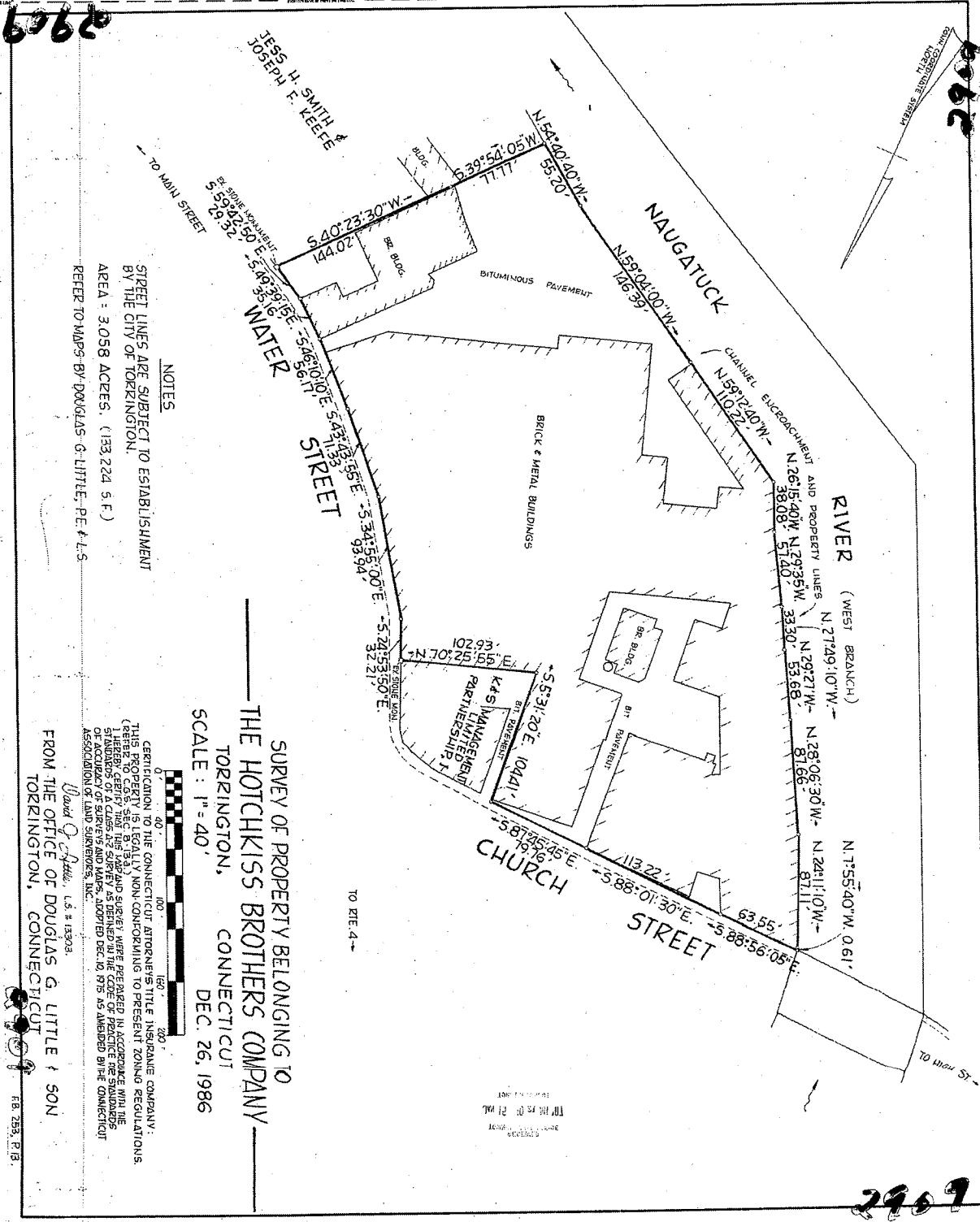
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