

006384

After recording return to:

Francis J. Collins, Esq.
P.O. Box 440
Danbury, CT 06813

**WARRANTY DEED
STATUTORY FORM**

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT GERTRUDE R. ERIKSEN, through Ralph Matson, her Attorney-in-Fact, by Power of Attorney dated April 1, 2004 recorded simultaneously with this deed, for consideration of EIGHT HUNDRED THOUSAND & 00/100 DOLLARS (\$800,000.00), grants to **TOWN OF BROOKFIELD**, of Brookfield, Connecticut, with WARRANTY COVENANTS all that certain real property known as **8 Nabby Road, Brookfield, CT 06804**, being more particularly described in *Schedule A* attached hereto and made a part hereof.

The premises is conveyed subject to the restriction that it shall be maintained by the Town of Brookfield as "open space" land permanently preserved for agriculture, recreation (including ball fields), wildlife habitat, maintenance of community character or as undeveloped land, provided that a home and barns on the property may also be used for residential purposes.

Said Premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
3. Such additional encumbrances, if any, as more particularly set forth in Schedule A attached hereto.
4. The effect, if any, of a Right of Way as contained in a certain Administrative Deed from Ernest L. Hatch, Administrator of the Estate of Harmon Hatch to Kenneth Eriksen, dated 1/16/1947 and recorded in Volume 37 at Page 299 on 5/13/1947.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

state
n/c
Conveyance Tax Received
Jean M. Locke
TOWN CLERK OF BROOKFIELD

Conveyance Tax Received
n/c
Jean M. Locke
TOWN CLERK OF BROOKFIELD