

INSTR # 2020019448
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RECORDED IN ENFIELD CT
SUZANNE F. DLECHNICKI TOWN CLERK
TOWN CONVEYANCE TAX RECEIVED \$425.00
STATE CONVEYANCE TAX RECEIVED \$1,275.00

RECEIVED
ENFIELD PLANNING BOARD
2020 SEP 22 PM 4: 18

After recording, please return to:
Attorney Carl M. Porto II
Parrett, Porto, Parese & Colewell, P.C.
2319 Whitney Avenue, Hamden, CT 06518

STATUTORY WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, KNOW THAT:

JUDITH A. CROMBIE, acting hereby by David Crombie, her lawful attorney-in-fact by virtue of a Power of Attorney recorded in Volume 2706 at Page 301 of the Enfield Land Records; of the Town of Enfield, County of Hartford and State of Connecticut (hereinafter the "Grantor") for consideration of ONE HUNDRED SEVENTY THOUSAND DOLLARS (\$170,000.00), received to her full satisfaction, hereby grants to **JEFFREY R. FOSS AND ANGELA M. FOSS**, both of the Town of Enfield, County of Hartford and State of Connecticut (hereinafter the "Grantees"), AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and with WARRANTY COVENANTS, a certain piece or parcel of land with all the buildings and improvements thereon, known as 16 Crescent Beach Drive in the Town of Enfield, County of Hartford and State of Connecticut and more particularly described in Schedule A attached hereto.

Being the same premises referenced in Warranty Deed from Edward L. Furtek, Administrator of the Estate of Max J. Furtek to Henry D. Crombie, Jr. and Judith A. Crombie dated July 24, 1967 and recorded in Volume 278 at Page 393 of the Enfield Land Records.

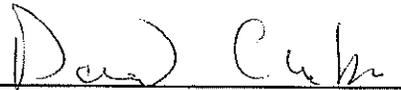
Said premises are subject to Riparian rights of others in and to Crescent Lake; any and all provisions of any ordinance, municipal regulation or public or private law; any state of facts an accurate survey or personal inspection of the property might reveal; and the taxes to the Town of Enfield on the list of October 1, 2019, which taxes the Grantees herein assume and agree to pay as part consideration for this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand this 13th of May, 2020.

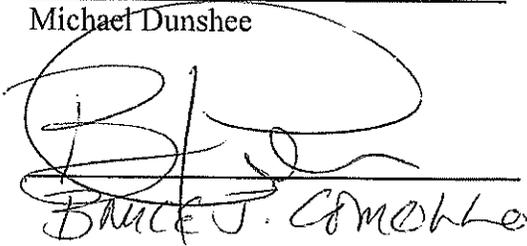
Signed and delivered in the presence of:



Michael Dunshee



Judith A. Crombie, by David Crombie, her
Attorney-in-fact



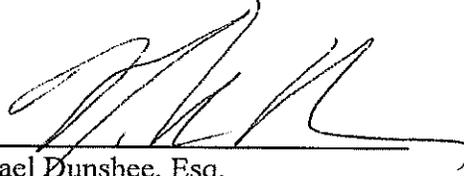
STATE OF CONNECTICUT)

) ss: Manchester

May 13, 2020

COUNTY OF HARTFORD)

Personally appeared, David Crombie, duly authorized attorney-in-fact for Judith A. Crombie, signer of the foregoing instrument, and acknowledged the same to be his free act and deed.



Michael Dunshee, Esq.
Commissioner of the Superior Court

SCHEDULE A, PROPERTY DESCRIPTION

three parcels of real estate situated in said Town of Enfield, bounded and described as follows:

FIRST PARCEL: BEGINNING at an iron pin in the Westerly line of Crescent Lake Drive distant Southerly about two hundred forty (240) feet from the South-East corner of land formerly of A. A. Starbuck et al and running North-Westerly about one hundred ninety-seven (197) feet to an iron pin on the shore of Crescent Lake at high water mark; thence following the shore of said lake about one hundred twenty (120) feet to an iron pin at high water mark; thence South-Easterly in a line parallel with and distant Southerly one hundred twenty (120) feet from the first course herein described about one hundred sixty-five (165) feet to an iron pin at the Westerly side of said Crescent Lake Drive and thence North-Easterly along said Crescent Lake Drive one hundred twenty (120) feet to the place of beginning. Being Lot #34 on a plan of Crescent Park, Enfield, Conn., made by Durkee, White & Towne, August, 1922.

SECOND PARCEL: BEGINNING at an iron pin in the Westerly side of Crescent Beach Drive, a new street situated on the Easterly side of Crescent Lake, formerly called Shaker Pond, at the North-Easterly corner of Lot #34, as shown on a plan of Crescent Park, Enfield, Conn. made by Durkee, White & Towne, Engineers, August, 1922, and running thence North-Easterly in said Westerly line of Crescent Beach Drive thirty (30) feet; thence North-Westerly one hundred ninety-six and five-tenths (196.5) feet, more or less, to the shore of Crescent Lake at high water mark; thence South-Westerly along the shore of said Crescent Lake to the North-Westerly corner of said Lot #34; and thence South-Easterly along the North-Easterly line of said Lot #34 about one hundred ninety-seven (197) feet to the point of beginning. Being the Southerly thirty (30) feet of Lot #35, as shown on said plan.

THIRD PARCEL:

BEGINNING at an iron pin, the Westerly side of Crescent Beach Drive, a new street situated on the Easterly side of Crescent Lake, at the South-Easterly corner of Lot #34, described as the first parcel herein, and running thence South-Westerly in said Westerly side of Crescent Beach Drive thirty (30) feet to the North-Easterly corner of land conveyed by Edward W. Walsh et al to one Hartshorn, on September 8th, 1925, and thence North-Westerly about one hundred sixty-three (163) feet along last-mentioned land to an iron pin at the shore Crescent Lake; thence North-Easterly and North-Westerly along the shore of said Lake to an iron pin at the South-Westerly corner of said Lot #34; and thence South-Easterly along said Lot #34 about one hundred sixty-five (165) feet to the point of beginning.

Being the Northerly half of Lot #33 on a Plan of Crescent Park, Enfield, Conn., made by Durkee, White & Towne, August, 1922.

Together with the right to use the streets laid out on said plan for all purposes of a public street.

Together with the usual riparian rights in said Crescent Lake.