

WARRANTY DEED - STATUTORY FORM

KNOW ALL MEN BY THESE PRESENTS, that We, Edward Kaplan, Jr. and Linda K. Kaplan of the Town of Enfield, County of Hartford, State of Connecticut FOR CONSIDERATION PAID, grant to Frank J. Kosa and Elaine F. Kosa, of the Town of Enfield, County of Hartford, State of Connecticut, as joint tenants with rights of survivorship and with WARRANTY COVENANTS property known as 1274 Enfield Street, Enfield, Connecticut, and further described as follows:

See "Schedule A" attached hereto.

Said premises are conveyed subject to building, building line and zoning restrictions and inland wetland regulations as established by the Town of Enfield; to any and all provisions of any ordinance, municipal regulation or public or private law; easements and restrictions of record; and to taxes to the Town of Enfield on the Grand List of October 1, 2003, and thereafter, which the Grantees herein assume and agree to pay as part of the consideration for this deed.

Said premises are conveyed subject to a Variance recorded in Volume 1215 at Page 303 of the Enfield Land Records.

Being the same premises conveyed to the Grantors by a Warranty Deed dated July 28, 1983 and recorded July 29, 1983 in Volume 478 at Page 271 of the Enfield Land Records.

Reference is also made to a Change of Name Certificate recorded in Volume 529 at Page 757 of the Enfield Land Records.

Signed this 30th day of April, 2004.

Witnessed by:

Robert J. Williams, Jr.
Robert J. Williams, Jr.

Edward Kaplan, Jr.
Edward Kaplan, Jr.

Kenneth Nelson Jr.
Kenneth Nelson Jr.

Linda K. Kaplan
Linda K. Kaplan

STATE OF CONNECTICUT)

) ss. Enfield

April 30, 2004

COUNTY OF HARTFORD)

Personally appeared Edward Kaplan, Jr. and Linda K. Kaplan, Signers and Sealers of the foregoing Instrument, and acknowledged the same to be their free act and deed before me, Robert J. Williams, Jr.

Robert J. Williams, Jr.
Robert J. Williams, Jr.
Commissioner of the Superior Court

Latest mailing address of Grantee:

1274 Enfield Street
Enfield, CT 06082

04/30/2004 \$1,750.00 State Conveyance Tax Received
\$875.00 Town Conveyance Tax Received
Kamm n. Cooney

RECEIVED
ENFIELD PLANNING DEPT
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