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RECORDED IN ENFIELD CT LAND RECORDS  
SUZANNE F. OLECHNICKI TOWN CLERK  
NO CONVEYANCE TAX COLLECTED

2022 JUN -3 PM 12:57

Prepared by and return to:  
William F. Leahy  
Snider Weinstein PLLC  
900 Seventeenth Street, NW, Suite 410  
Washington, DC 20006

**STATUTORY FORM**  
**QUITCLAIM DEED**

**NOTE TO CLERK:** This Deed is exempt from Connecticut Real Estate Conveyance Tax pursuant to Conn. G.S. § 12-498(a)(12).

THIS DEED is made and entered into this 20<sup>th</sup> day of November, 2009, by and between **THE FELICIAN SISTERS OF THE ORDER OF ST. FRANCIS OF CONNECTICUT, INCORPORATED**, a Connecticut corporation having an address at 1315 Enfield Street, Enfield, Connecticut 06082 ("**Grantor**"), and **FELICIAN SISTERS OF NORTH AMERICA REAL ESTATE TRUST**, a Pennsylvania charitable trust having an address at 871 Mercer Road, Beaver Falls, Pennsylvania 15010 ("**Grantee**").

**WITNESSETH:**

THAT THE GRANTOR, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) lawful money of the United States, the sufficiency and receipt of which is hereby acknowledged by these presents, does grant, WITH QUITCLAIM COVENANTS, to the Grantee, its successors and assigns, all of its right, title and interest whatsoever, both in law, and in equity, in and to that certain piece or parcel of land, together with the buildings and improvements located thereon, situated in the Town of Enfield, County of Hartford and State of Connecticut and being more particularly described in Exhibit A attached hereto and made a part hereof, said premises commonly being known as 1315, 1325, 1333, 1335 and 1345 Enfield Street, as well as 201 South Road, Enfield, Connecticut.


Said premises are subject to any and all provisions of any ordinances, municipal regulations, public or private law, building and building line restrictions as of record and to municipal taxes on the List of October 1, 2009 which the Grantee herein assumes and agrees to pay as part consideration for this Deed.

*[signatures appear on the following page]*


IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed in its name the day and year first above written.

Signed and delivered in the presence of:

THE FELICIAN SISTERS OF THE  
ORDER OF ST. FRANCIS OF  
CONNECTICUT, INCORPORATED

  
Printed Name: Mark J. MacDowall

By:   
Sr. Mary Bernardine Mucha, CSSF  
President and Provincial Minister

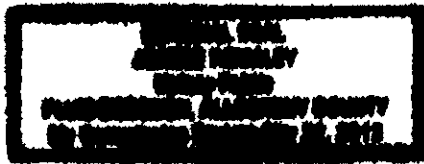
  
Printed Name: Lisa Elson Felder

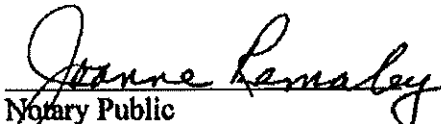
COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF Allegheny )

On this the 20<sup>th</sup> day of November, 2009, before me, the undersigned officer, personally appeared Sr. Mary Bernardine Mucha, CSSF, who acknowledged herself to be the President and Provincial Minister of The Felician Sisters of the Order of St. Francis of Connecticut, Incorporated, and that she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained as her free act and deed and the free act and deed of said corporation.

In Witness Whereof I hereunto set my hand.



  
Notary Public  
My commission expires: 3-22-2013

## EXHIBIT A

Those certain pieces or parcels of land, together with all buildings and improvements thereon, situated in the Town of Enfield, County of Hartford and State of Connecticut, bounded and described as follows:

### PARCEL A

BEGINNING at a brown stone post at the intersection of the road to Broad Brook, and the highway, Enfield Street, so called; thence running Easterly along said road to Broad Brook for a distance of eight hundred seventy and seventy-four hundredths (870.74) feet to a stone bound; thence running Northerly in a line parallel to the highway, Enfield Street, so called, and distant eight hundred seventy and seventy-four hundredths (870.74) feet therefrom for a distance of seven hundred thirty and thirty-one hundredths (730.31) feet to a stone bound at the southeast corner of the property now or formerly owned by Ensign Kibbe; thence running Westerly along the property of said Kibbe for a distance of eight hundred seventy and eight hundredths (870.08) feet to a stone bound set at the Southwest corner of the property of said Kibbe and the Easterly line of the highway, Enfield Street; thence running Southerly along the Easterly line of the highway, Enfield Street, a distance of six hundred ninety-six and seventy-eight hundredths (696.78) feet to the point of BEGINNING.

### PARCEL B

BEGINNING at a stone bound situated at the Northwest corner of the property now or formerly of Ensign Kibbe and the Easterly line of the highway, Enfield Street; thence running Easterly along the property of said Kibbe for a distance of eight hundred seventy and eight hundredths (870.08) feet to a stone bound; thence running Northerly along land now or formerly of Realty Associates of Enfield, Inc., for a distance of four hundred thirty-three and thirty-five hundredths (433.35) feet to a stone bound set on the Southerly line of the highway, the South Road, so called, for a distance of eight hundred seventy and seventy-four hundredths (870.74) feet to the highway, Enfield Street, so called; thence running Southerly along the Easterly line of the highway, Enfield Street, so called; a distance of three hundred ninety-nine and forty-two hundredths (399.42) feet to the point of BEGINNING.

### PARCEL C

BEGINNING at a point in the Easterly line of Enfield Street distant six hundred ninety-six and seventy-eight hundredths (696.78) feet Northerly from a brown stone post marking the intersection of said Easterly line of Enfield Street with the Northerly line of the road to Broad Brook; running thence Easterly at right angles to Enfield Street, eight hundred seventy and eight hundredths (870.08) feet; thence Northerly parallel to Enfield Street, five hundred (500) feet; thence Westerly at right angles to Enfield Street eight hundred seventy and eight hundredths (870.08) feet to the Easterly line of Enfield Street;

thence Southerly by said Easterly line of Enfield Street, five hundred (500) feet to the place of BEGINNING.

SAID PARCELS A, B and C BEING the same premises conveyed to the Grantor herein pursuant to that certain Deed dated April 26, 1934 and recorded in Volume 77 page 440 in the Enfield, Connecticut Land Records.

PARCEL D

BEGINNING at a point on the Southerly side of South Road, so called, a distance of eight hundred seventy and eight hundredths (870.08) feet Easterly of Enfield Street, which point is marked by an iron fence post and which is the Northeasterly boundary of lands now of The Felician Sisters, O.S.F.; thence Easterly along the South Road a distance of one hundred fifty-six and fifty-five hundredths (156.55) feet to a concrete bound stone; thence Southerly a distance of one hundred fifty-six and five hundredths (156.5) feet along the Old Post Road, so called, to an iron fence post marking the Southeasterly boundary of lands now of The Felician Sisters, O.S.F.; thence Northerly along the Easterly boundary of lands of The Felician Sisters, O.S.F., a distance of one thousand six hundred and eighty-five (1,685) feet to the point and place of BEGINNING; said lands containing six and five hundredths (6.05) acres and which lands are more particularly bounded and described in map entitled "Map showing some property of Realty Associates of Enfield, Inc., in the Town of Enfield, Hartford County, Ct.," which map was made from survey of September 13, 1948 and certified by H.F. Rosenberger, Jr., a copy of which map is filed in the office of Town Clerk of Enfield, Book of Maps, Volume 3, Page 75, to which reference is hereby made.

SAID PARCEL D BEING the same premises conveyed to the Grantor herein pursuant to that certain Deed dated September 15, 1948 and recorded in Volume 100 page 657 in the Enfield, Connecticut Land Records.

**LESS AND EXCEPT** from the foregoing Parcels A-D the following described parcel:

BEGINNING at a point North 5°42'25" East, 66 feet from a Connecticut Highway Department marker in the intersection of Post Office Road and Enfield Street (U.S. Highway No. 5); thence North 5°42'25" East four hundred sixty-two (462) feet to a mere stone; thence South 84°17'35" East four hundred forty-nine (449) feet to a point; thence North 5°42'25" East one hundred fifteen (115) feet to a point; thence South 84°17'35" East four hundred thirty-seven and fifty-three hundredths (437.53) feet to a mere stone in the Westerly line of land now or formerly of Daniel and Eleanore Libby; thence South 5°41'00" West five hundred twenty-six and thirteen hundredths (526.13) feet along the Westerly line of said land of Libby to a mere stone in the northerly line of Post Office Road; thence North 80°18'50" West along the said Northerly line of Post Office Road one hundred fifty-six and seventy-five hundredths (156.75) feet to a mere stone; thence North 80°47'30" West still along the Northerly line of said Post Office Road eight hundred and seventy-two (872) feet to the point and place of BEGINNING.

**SAID LESS AND EXCEPT PARCEL BEING the premises conveyed by Grantor to The Home for the Aged of the Little Sisters of the Poor, Incorporated pursuant to that Deed dated June 23, 1971 and recorded in Volume 335, Page 136 in the Enfield Land Records.**