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ENFIELD PLANNING DEPT

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SUZANNE F. OLECHNICKI TOWN CLERK
TOWN CONVEYANCE TAX RECEIVED 258.50
STATE CONVEYANCE TAX RECEIVED 1,034.00

2022 AUG -9 AM 9: 09
After recording, please return to:

FALLON LAW OFFICE, LLC
308 ENFIELD STREET
ENFIELD, CT 06082

WARRANTY DEED
(Statutory Form)

KRUCIBLE, INC., a Connecticut corporation having its principal place of business in the Town of Enfield, County of Hartford and State of Connecticut, for the consideration of **ONE HUNDRED THREE THOUSAND FOUR HUNDRED AND 00/100THS (\$103,400.00) DOLLARS** received to its full satisfaction of **SPRING STREET HOLDINGS, LLC**, a Connecticut limited liability company, having its principal place of business in the Town of Enfield, County of Hartford and State of Connecticut, do give, grant, bargain, sell and confirm unto the said Grantee, **SPRING STREET HOLDINGS, LLC**, with **WARRANTY COVENANTS**, the following described property:

A certain piece or parcel of land with the buildings and improvements thereon, located in the Town of Enfield, County of Hartford and State of Connecticut, known as No. 160 Spring Street and being more particularly bounded and described as follows:

NORTHERLY: By land now or formerly of Red Line Realty Company, Inc., and The Spring Company Partnership, partly by each, in all, 361.35 feet, more or less;

EASTERLY: By Spring Street, 163.3 feet, more or less;

SOUTHEASTERLY: By land of the State of Connecticut (Relocated Route No. 190), 95.0 feet, more or less;

SOUTHERLY: By land of the State of Connecticut (Relocated Route No. 190), 259.62 feet, more or less; and

WESTERLY: By land now or formerly of New York, New Haven and Hartford Railroad, 162.72 feet, more or less.

Said premises are subject to the following:

1. Any and all provisions of any ordinance, municipal regulation or public or private law.
2. Second half of taxes due the Town of Enfield on the list of October 1, 2009 and thereafter, which taxes the Grantee herein assumes and agrees to pay.
3. Sewer easement appearing of record.
4. Denial of access rights contained in Certificate of Condemnation appearing of record.

Being the same premises conveyed to the Grantor herein by Warranty Deed from Casimir J. Kruzel dated December 2, 2002 and recorded in Volume 1588 at Page 317 of the Enfield Land Records.

