



INSTR # 2012000569
VOL 02537 PG 0098 07/28/2011 03:49:11 PM
RECORDED IN ENFIELD CT
SUZANNE F. OLECHNICKI TOWN CLERK
NO CONVEYANCE TAX COLLECTED

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that WE, RONALD J. ABDOW AND GEORGE T. ABDOW, as Co-Partners doing business under the partnership name of HAZARD ASSOCIATES, a Massachusetts general partnership with a principal place of business at 1111 Elm Street, West Springfield, Massachusetts 01089, in consideration of One Dollar (\$1.00), grant to G & R PROPERTIES, LLC, a Massachusetts limited liability company with a usual place of business at 1111 Elm Street, West Springfield, Massachusetts,

WITH WARRANTY COVENANTS,

All of our right, title and interest in and to the real estate known and designated as 7 Hazard Avenue, Enfield, Connecticut, as more particularly described on Schedule A which is attached hereto and made a part hereof.

Executed as a sealed instrument this 22nd day of July, 2011.

7 Hazard Avenue, Enfield, CT

HAZARD ASSOCIATES

James M. Abdow
Witness

By Ronald J. Abdow
Ronald J. Abdow, Its Partner

May-Elle Hulse
Witness

By George T. Abdow
George T. Abdow, Its Partner

James M. Abdow
Witness

May-Elle Hulse
Witness

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

On this 22nd day of July, 2011, before me, the undersigned notary public, personally appeared Ronald J. Abdow and George T. Abdow, Partners d/b/a Hazard Associates, who proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

W. Garth Janes
W. Garth Janes, Notary Public
My Commission Expires: 7/30/15

SCHEDULE A

A certain piece or parcel of land, together with all buildings and improvements thereon and appurtenances thereto, situated in the Town of Enfield, County of Hartford, State of Connecticut, shown as Parcel II on a plan entitled, "RESUBDIVISION PREPARED FOR THE MAY DEPARTMENT STORES CO., NORTH SIDE-HAZARD AVENUE AT I-91, ENFIELD, CONN., ALFORD ASSOCIATES, INC., SCALE: 1 IN. = 40. FT., DATE: APRIL 28, 1983, REVISION 7/1/83", and recorded July 18, 1983, in Volume 200, Map 2015 with the Enfield Town Clerk's Office; said parcel is more particularly bounded and described as follows:

Starting at a Connecticut highway merestone in the North street line of Hazard Avenue, said merestone marking the intersection of a radius connecting the East street line of the Northbound entrance ramp to interstate 91 and the North street line of Hazard Avenue; thence N7°05'10"W along Parcel I, 216.03 feet to a point; thence S78°41'50"E, along Parcel III, 310.47 feet to a point; thence N71°15'55"E, along Parcel III, 32.61 feet to a point; thence S18°44'05"E, 102.00 feet to a point; thence along a curve to the right 74.20 feet to a point, said curve having a radius of 183.50 feet and a central angle of 23°10'00"; thence S4°25'55"W, 25.61 feet to a point; thence along a curve to the right 43.47 feet to a point, said curve having a radius of 40.00 feet and a central angle of 62°16'02"; the four preceding courses being in the West line of the South entrance road; thence N78°41'50"W, in the North street line of Hazard Avenue, 331.00 feet to the starting point; containing 1.70 acres.

Reference is further made to a map entitled: "PLAN PREPARED FOR ABDOW'S BIG BOY RESTAURANT NORTH SIDE-HAZARD AVENUE AT I-91 ENFIELD CONN. SCALE: 1 IN. = 40 FT. DATE: SEPT. 30, 1983 ALFORD ASSOCIATES, INC. CIVIL ENGINEERS WINDSOR, CONNECTICUT", on file in the Town Clerk's Office in said Town of Enfield.

Together with perpetual and non-exclusive easements recorded in the Enfield Land Records, Volume 480, Page 904.

Said premises are subject to perpetual and non-exclusive easements, conditions, restrictions, obligations, easements, covenants, rights, rights-of-way, burdens, reservations and inland-wetland regulations, recorded in the Enfield Land Records, Volume 480, Page 904, and an easement in Volume 483, Page 997.

BEING the same premises conveyed to the grantor herein by deed dated January 7, 1985 and recorded in Volume 495 at Page 1169 of the Enfield Land Records.