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WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT BLUE POINT, INC., a Connecticut corporation with its principal place of business in the Town of Old Saybrook, County of Middlesex and State of Connecticut (hereinafter referred to as the Grantor), without consideration, does give, grant, bargain, sell and confirm unto the TOWN OF OLD SAYBROOK, a municipality situated within the County of Middlesex and State of Connecticut (hereinafter referred to as the Grantee), its successors and assigns forever, for highway purposes, all that certain piece or parcel of land, situated in the Town of Old Saybrook, County of Middlesex and State of Connecticut, shown and designated as "Brenda Road" and "Reserved for possible future highway purposes" on a map entitled "Record Subdivision Map Subdivision of Land of The Estate of Esther A. Parker Old Saybrook, CT Scale 1" = 40' Date 2/27/96 revised through 8/27/96, which map was prepared by Doane Engineering Company and is on file in the Old Saybrook Town Clerk's Office. Said piece or parcel is more particularly bounded and described as follows:

Commencing at a point on the northwesterly line of Middlesex Turnpike Connecticut Route 154, as shown on said map, which point marks the southerly-most corner of land now or formerly of Matthew & Barbara Isenberg, as shown on said map; thence running S 33 degrees 14' 44" W along the said northwesterly line of Middlesex Turnpike a distance of 74.19 feet to a point; thence running along Lot 1, as shown on said map, in a curve to the left with a radius of 25.00 feet and an arc length of 38.41 feet to a point; thence running N 54 degrees 47' 23" W along said Lot 1 a distance of 146.80 feet to a point; thence running along said Lot 1, and along "Open Space," as shown on said map, in part along each, in a curve to the left with a radius of 225.00 feet and an arc length of 208.50 feet to a point; thence running S 72 degrees 07' 01" W along Lot 2, as shown on said map, a distance of 351.31 feet to a point; thence running along said Lot 2 in a curve to the right with a radius of 275.00 feet and an arc length of 50.70 feet to a point; thence running along said Lot 2 in a curve to the left with a radius of 50.00 feet and an arc length of 58.86 feet to a point; thence running along said Lot 2 and along Lots 3, 4, 5, 6 and 7, as shown on said map, in part along each, in a curve to the right with a radius of 60.00 feet and an arc length of 260.65 feet; thence running N 83 degrees 57' 41" E along said Lot 7 and along Lot 8, as shown on said map, in part along each, in all, a distance of 95.24 feet; thence running along said Lot 8 in a curve to the left with a radius of 225.00 feet and an arc length of 46.51 feet; thence running N 72 degrees 07' 01" E along said Lot 8 a distance of 131.82 feet to a point; thence running along said Lot 8 in a curve to the left with a radius of 25.00 feet and an arc length of 39.27 feet to a point; thence running N 17 degrees 52' 59" W along said Lot 8 a distance of 255.78 feet to a point in the southerly line of land now or formerly of Rock Hill Corporation; thence running along said land now or formerly of Rock Hill Corporation N 82 degrees 12' 00" E a distance of 3.75 feet to a point and N 84 degrees 26' 15" E a distance of 47.40 feet to a point; thence running S 17 degrees 52' 59" E along Lot 9, as shown on said map, a distance of 245.01 feet to a point; thence running along said Lot 9 in a curve to the left with a radius of 25.00 feet and an arc length of 39.27 feet to a point; thence running N 72 degrees 07' 01" E along said Lot 9 a distance of 256.29 feet to a point on the southwesterly line of land now or formerly of Matthew & Barbara Isenberg; thence

William A. Childress Attorney at Law 147 Main Street Old Saybrook CT 06475

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running the following courses and distances along said land now or formerly of Matthew & Barbara Isenberg:

S 55 degrees 21' 48" E a distance of 47.15 feet to a point;  
S 54 degrees 51' 42" E a distance of 149.95 feet to a point; and  
S 54 degrees 41' 30" E a distance of 109.90 feet to the point and place of beginning.

TOGETHER WITH the right to enter upon and grade and clear that portion of Lot 1 designated on said map as "Sight Line Easement," for all purposes of maintaining adequate visibility for vehicular traffic at the intersection of said Brenda Road and Middlesex Turnpike.

TOGETHER WITH the right to enter upon and to install, maintain, repair and replace such drainage facilities as Grantee may deem necessary and appropriate to accept and discharge surface water drainage from Brenda Road, upon and under those portions of "Open Space," and Lots 2, 7 and 8 designated on said map as "Drainage Maintenance Easement."

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it, the said Grantee, and unto its successors and assigns forever, to its and their own proper use and behoof.

AND ALSO the said Grantor does for itself and its successors and assigns, covenant with the said Grantee, and with its successors and assigns, that at and until the ensembling of these presents, it is well seized of the premises, as a good indefeasible estate in Fee Simple; and has good right to bargain and sell the same in manner and form as is above written and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE the said Grantor does by these presents bind itself and its successors and assigns forever to Warrant and Defend the above granted and bargained premises to it, the said Grantee, and to its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, it has caused these presents to be executed this 23<sup>rd</sup> day of November, 1999.

Signed, sealed and delivered  
in the presence of:

Shirley C. Antonio  
Shirley C. Antonio

BLUE POINT, INC.

William A. Childress  
William A. Childress

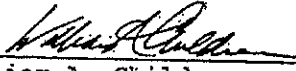
By: George V. Bessoni, Sr.  
George V. Bessoni, Sr.  
Its President  
Hereunto Duly Authorized

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STATE OF CONNECTICUT)

: ss. Old Saybrook  
COUNTY OF MIDDLESEX )

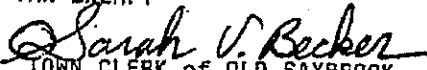
The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of November, 1999 by George J. Bessoni, Sr., President of Blue Point, Inc., a Connecticut corporation, on behalf of said corporation.

  
\_\_\_\_\_  
William A. Childress  
Commissioner of the Superior Court

Grantee's Address:

302 Main Street  
Old Saybrook, CT 06475.

NO CONVEYANCE TAX COLLECTED  
TAX EXEMPT

  
TOWN CLERK of OLD SAYBROOK

December 21, 2001

Rec'd for Record \_\_\_\_\_ at 11:45 AM

Recorded by   
Town Clerk