

WARRANTY DEED - STATUTORY FORM

To All People To Whom These Presents Shall Come, Greeting:

KNOW YE, that OSWEGATCHIE FIRE COMPANY NO. 4, INC., aka OSWEGATCHIE FIRE COMPANY #4, INC., a Connecticut corporation, located in the Town of Waterford, County of New London and State of Connecticut, (hereinafter referred to as "Grantor") for ONE DOLLAR (\$1.00) and other valuable considerations paid, grants to the TOWN OF WATERFORD, a municipal corporation of the State of Connecticut (hereinafter referred to as "Grantee") and unto its successors and assigns forever, with WARRANTY COVENANTS all its right, title, interest, claim and demand it has in or to a certain tract or parcel of land together with the buildings and improvements thereon, known as 439 Boston Post Road, Waterford, Connecticut, and 441 Boston Post Road, Waterford, Connecticut, in the Town of Waterford, County of New London, and State of Connecticut, bounded and described as follows:

SEE SCHEDULE A ATTACHED HERETO

If a new or renovated fire station is not built on the property described herein, this conveyance shall be considered by the parties to be null and void and the property shall revert to the Oswegatchie Fire Company No. 4, Inc. who will then receive back ownership of the existing building and all land referenced herein. Said reversion shall be memorialized by an escrowed Quitclaim Deed from the Town of Waterford to be recorded only if a determination is made by the Town of Waterford that the new fire station will not be built.

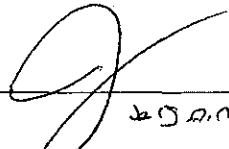
Said premises are conveyed subject to any encumbrances, easements, restrictions, and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Waterford, and public or private laws.

NO CONVEYANCE TAX RECEIVED
DAVID L. CAMPO, CTC
WATERFORD TOWN CLERK

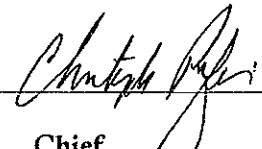
IN WITNESS WHEREOF, We have hereto set our hands and seals this 29 day of January, 2025.

In the presence of:

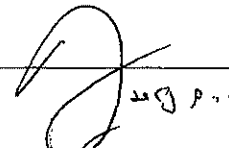
OSWEGATCHIE FIRE COMPANY NO. 4, INC.



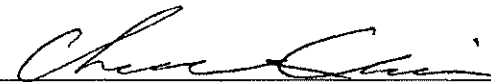
Charles Pafias



BY: Christopher Pafias
Its: Chief
Duly Authorized



Charles Pafias



BY: Charles Pafias
Its: Board of Directors, President
Duly authorized

STATE OF CONNECTICUT }

} ss: Waterford

COUNTY OF NEW LONDON }

On this 29 day of January, 2025, before me, the undersigned officers, personally appeared Charles Pafias and Christopher Pafias duly authorized of OSWEGATCHIE FIRE COMPANY NO. 4, INC, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, as their free act and deed and the free act and deed of said corporation.

In Witness Whereof, I hereunto set my hand and official seal.



Commissioner of Superior Court
Notary Public
My Commission Expires: _____

Latest Known Address of Grantee:
15 Rope Ferry Road
Waterford, CT 06385

SCHEDULE A

PARCEL ONE: (439 Boston Post Road)

A certain piece or parcel of land, with the buildings thereon, situated on the north side of the Boston Post Road in the Town of Waterford, County of New London and State of Connecticut and being shown as Lot #1 on a plan entitled "Subdivision Plan of the Hoagland Property Boston Post Road Waterford, Connecticut Date January 1973 Scale 1" = 40' " which plan is on file in the Town Clerk's Office of the Town of Waterford, said property being more particularly bounded and described as follows:

Beginning at a drill hole which marks the southeast corner of the property herein conveyed and the southwest corner of Lot #2 as shown on said plan; thence north 52° 05' west 122.20 feet to a Connecticut highway bound; thence north 36° 29' west 95.00 feet to a merestone and other land of The Oswegatchie Fire Co., Incorporated; thence north 35° 58' east along said fire company land 111.95 feet to a merestone and still other land of said fire company; thence south 50° 39' east along said fire company land 213.57 feet to an iron pipe and the northwest corner of Lot #2; thence south 34° 31' west along said Lot #2 131.06 feet to the point and place of beginning.

Said premises are subject to well rights as set forth in Volume 171, Page 308 of the Waterford Land Records.

Being the same premises described in a Quit Claim Deed from Oswegatchie Volunteer Fire Service Benefit Association to the Oswegatchie Fire Company #4, Inc. dated and recorded September 15, 2000 in Volume 516, Page 530 of the Waterford Land Records.

PARCEL TWO: (441 Boston Post Road)

A certain tract or parcel of land situated in the Town of Waterford, on the Northerly side of the Boston Post Road and bounded and described as follows: Beginning at the Southeasterly corner of the land herein described, and running thence westerly along the northerly line of the said Boston Post Road, as established by the merestone set by the State Highway Department, sixty-five (65) feet; thence running northerly at right angles to the said highway ninety-six and seven tenths (96.7) feet; thence deflecting to the right seventy four degrees and fifty minutes 74° 50' and running easterly thirty four (34) feet to the northwesterly corner of the land of Emma L. Hoagland; thence deflecting to the right eighty eight degrees and thirteen (88° 13') and running southerly along said Hoagland land one hundred ten and four tenths (110.4) feet to the point of beginning. Said tract being bounded easterly by land of Emma L. Hoagland, southerly by the Boston Post Road, and westerly and northerly by land of the grantor.

Being the same premises described in a Warrantee Deed from Courtland R. Darrow to the Oswegatchie Fire Company No. 4 (Inc) dated April 10, 1931 and recorded April 16, 1994 in Volume 46, Page 370 of the Waterford Land Records.

RECEIVED FOR RECORD
Feb 03, 2025 01:45P
DAVID L. CAMPO
TOWN CLERK
WATERFORD, CT