

Record and return to:
Paul C. Pawlowski, Esq.
Schiller Pittenger & Galvin, P.C.
1771 Front Street
Scotch Plains, NJ 07076

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BK **2498** PG **489-490**

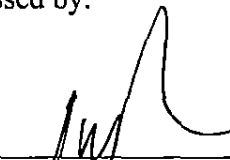
WARRANTY DEED

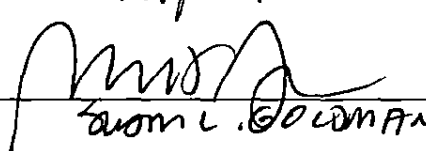
MOTORS GROUP ASSOCIATES, LIMITED PARTNERSHIP, a Connecticut limited partnership with a primary business address in Danbury, Connecticut, for consideration paid, grants to **962 DANBURY REALTY, LLC**, a Connecticut limited liability company with a principal place of business in North Plainfield, New Jersey, **WITH WARRANTY COVENANTS**

ALL THOSE CERTAIN, pieces, parcels or tracts of land, with the improvements thereon, situated in the Towns of Wilton and Redding, County of Fairfield and State of Connecticut and being more particularly shown and designated on **Schedule A** which is attached hereto and made a part hereof.

Signed this 2~~nd~~ day of July, 2019.

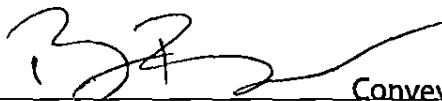
Witnessed by:



DAVID FISH


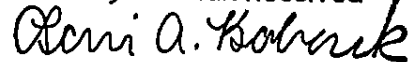
SUSAN L. GOLDMAN

**Motors Group Associates,
Limited Partnership**



By: Bruce Bennett
Its General Partner
Duly Authorized

Conveyance Tax Received



Town Clerk of Wilton
State \$ 6,720.31
Town \$ 1,344.06

State of Connecticut)
) ss: Wilton
County of Fairfield)

July 2, 2019

Personally appeared Motors Group Associates, Limited Partnership, acting herein by Bruce Bennett, its General Partner, duly authorized, signer and sealer of the foregoing instrument, and acknowledged the same to be the free act and deed of Motors Group Associates, Limited Partnership, before me.



Notary Public/Commissioner of the Superior Court

Susan L. Goldman, Esq.
Commissioner of the Superior Court

SCHEDULE A

All those certain pieces or parcels of land, situated in the Towns of Wilton and Redding, County of Fairfield and State of Connecticut shown as Parcel B; 2.131 Acres, more or less, on a certain map entitled "Property Survey Depicting Revised Properties Prepared For Motors Group Associates, Limited Partnership Wilton, Connecticut Scale 1" = 30'; dated September 18, 2002 and on file in the Office of the Wilton Town Clerk as Map No. 5389.

Said Premises are subject to:

1. Any and all provisions of any ordinance, municipal regulation, public or private law, including but not limited to zoning, planning and subdivision regulations of the Towns of Wilton and Redding.
2. Taxes (including Fire District Taxes) to the Towns of Wilton and Redding hereafter becoming due and payable.
3. Public improvement assessments and/or any unpaid installments hereafter becoming due and payable.
4. Riparian rights of upper and lower riparian owners in and to the Norwalk River flowing through and along the northerly boundary of the premises.
5. The effect, if any, of a grant to The Southern New England Telephone Company dated March 9, 1900 and recorded in Volume 23 at Page 405 of the Wilton Land Records.
6. Terms of a letter dated November 9, 1978 and recorded in Volume 347 at Page 284 of the Wilton Land Records.
7. Notice of Zoning Approvals dated October 22, 1986 and recorded in Volume 566 at Page 280, dated December 10, 1986 and recorded in Volume 574 at Page 86 and dated February 23, 1987 and recorded in Volume 586 at Page 301; all of the Wilton Land Records.
8. Special Permit from the Town of Wilton, Planning & Zoning, dated March 24, 2003 and recorded in Volume 1577 at Page 253 of the Wilton Land Records.
9. Easement Agreement in favor of the Town of Wilton dated July 17, 2008 and recorded in Volume 2021 at Page 13 of the Wilton Land Records.
10. Agreement Regarding Easement in favor of the Georgetown Special Taxing District dated July 17, 2008 and recorded in Volume 2233 at Page 1 of the Wilton Land Records.
11. Notes, notations and conditions as shown on Map No. 4636, 4754, 4810, 5153, 5389 and 5630 of the Wilton Town Clerk's Office and on Map No. 3559 of the Redding Town Clerk's Office.
12. Land Record Information Form dated June 10, 2019 and recorded in Volume 2497 at Page 873 of the Wilton Land Records.

Received for Record at Wilton, CT
On 07/02/2019 At 12:02:00 pm

Louis A. Sobolewski