

Record and return to:
David Fite Waters, Esq.
Lepofsky, Lepofsky & Lang
7-9 Isaac Street
Norwalk, CT 06852

000100104 Bk:01880
Fs:00029

WARRANTY DEED

TRYGVE HANSEN and MURIEL HANSEN, of the Town of Wilton, County of Fairfield and Sate of Connecticut, for the consideration of **ONE MILLION EIGHT HUNDRED FIFTY THOUSAND AND NO 000/100 (\$1,850,000.00) DOLLARS** paid, grant to **TALBOT HOUSE, LLC**, c/o Bruce's Flowers, 454 Main Avenue, Norwalk, CT 06851, **WITH WARRANTY COVENANTS**

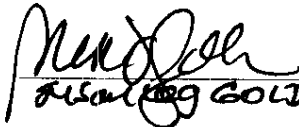
All that certain tract, piece or parcel of land, situated in the Town of Wilton, County of Fairfield and State of Connecticut, being more particularly described on Schedule A which is attached hereto and made a part hereof.

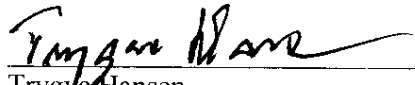
Signed this 29th day of June, 2006.

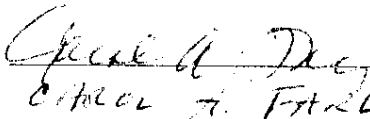
State:18500.00 TOWN:4625.00
Bette Joan Rasognetti
Town Clerk of Wilton

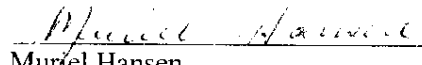
Conveyance Tax Collected

Witnessed by:


Susan Lacy Goldman


Trygve Hansen



Gerald A. Foley


Muriel Hansen

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

June 27, 2006

Personally appeared Trygve Hansen and Muriel Hansen, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed before me.


Susan Lacy Goldman
Commissioner of the Superior Court

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SCHEDULE A LEGAL DESCRIPTION

All those two (2) certain pieces, parcels or tracts of land, with any buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, shown and delineated as Parcel No. "3, 2.038 +/- Ac." And "Access to 3 0.093 Ac' on a certain map entitled "Subdivision Prepared for Esther M. Allen Wilton, Conn.", which map is on file in the office of the said Town of Wilton as the map numbered 3621, reference thereto being had.

Together with:

Those certain rights of access situated on the southeasterly side of Present U.S. Route 7, Danbury Road, in the Town of Wilton, County of Fairfield and State of Connecticut being 238 feet in length, more or less and more particularly shown on a map to be filed in the Wilton Town Clerk's Office entitled, "TOWN OF WILTON MAP SHOWING RIGHTS OF ACCESS GRANTED TO TRYGVE HANSEN ET AL BY THE STATE OF CONNECTICUT DEPARTMENT RECONSTRUCTION OF EXISTING U.S. ROUTE 7 , SCALE 1' = 40' JULY 2003 ARTHUR W. GRUHN, P.E. CHIEF ENGINEER- BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS", Town No. 161, Project No 161-86, Serial No. 41D, Sheet 1 of 1.

Excepting therefrom:

That certain parcel of land situated in the Town of Wilton, County of Fairfield and State of Connecticut, on the southeasterly side of Present Danbury Road, U.S. Route 7, containing 2.199 square feet, more of less, and as more particularly shown on a map to be recorded in the Wilton Town Clerk's office, Entitled: TOWN OF WILTON MAP SHOWING LAND ACQUIRED TRYGVE HANSEN, ET AL BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF EXISTING U.S. ROUTE 7 SCALE 1" = 40' MARCH 2001 JAMES F. BYRNES, JR. -TRANSPORTATION CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS", Town No.161 Project No. 161-124 Serial No. 25, Sheet 1 of 1, Revised 3-09-05 and further bounded and described as follows:

NORTHWESTERLY by Route U.S. 7, Danbury Road 287.67 feet;
SOUTHWESTERLY by said Route U.S. 7, Danbury Road, 19.65 feet;
NORTHWESTERLY by said Route U.S. 7, Danbury Road, 25 feet; again:
NORTHEASTERLY by land now or formerly of John D. Paul, 26 feet more or less;
SOUTHEASTERLY by remaining land of Trygve Hansen et al, 314 feet, more or less, by a line designated "TAKING LINE", as shown in said map;
SOUTHWESTERLY: by land of the State of Connecticut 3 feet more or less

Together with the right to enter portions of said remaining land to grade, reconstruct driveways, install sedimentation control system, and reconstruct bituminous sidewalk all as shown on said map, Said right to enter shall terminate automatically upon completion of the work by the State.

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Said Premises are conveyed subject to:

1. Any restrictions or limitations imposed or to be imposed by governmental authority, including, but not limited to, laws and regulations pertaining to environment, toxic hazards, zoning and planning and inland wetlands and watercourses, of the Town of Wilton, State of Connecticut and United States of America and any agency thereof.
2. Taxes of the Town of Wilton hereafter due and payable.
3. Sewer maintenance charges, water rents, fire district taxes, special assessments, public improvement assessments and any unpaid installments thereof, hereafter due and payable.
4. Terms and provisions pertaining to the use of driveways as set forth in that certain Warranty Deed from Esther M. Allen to Trygve Hansen and Muriel Hansen dated June 5, 1980 and recorded in Volume 347 of the Wilton Land Records at Page 23.
5. Terms and conditions of the use and maintenance of a community well as set forth in that certain Warranty Deed from Esther M. Allen to Trygve Hansen and Muriel Hansen dated June 5, 1980 and recorded in Volume 347 of the Wilton Land Records at Page 23.
6. Restrictive covenants as set forth in that certain Warranty Deed from Esther M. Allen to Trygve Hansen and Muriel Hansen dated June 5, 1980 and recorded in Volume 347 of the Wilton Land Records at Page 23.
7. Certain rights, easements and agreements set forth in a deed from Esther M. Allen to Douglas M. Cott and John D. Paul dated October 12, 1979 and recorded in Volume 336 at Page 24 of the Wilton Land Records.
8. Any effect of the rights and easement granted by Esther A. Miller to the Southern New England Telephone Company by instrument dated November 17, 1900 and recorded in said Land Records in Book 23 at Page 520.
9. Any effect of the rights and easements granted by Esther A. Miller to The American Telephone & Telegraph Co. dated May 25, 1904 and recorded in Volume 25 at Page 230, and assigned to The Southern New England Telephone Company by instrument dated August 25, 1938 and recorded in said land records in Book 48 at Page 179.
10. The effect, if any of notes, building lines and conditions as shown on Map No.3621
11. Zoning Variance recorded June 18, 1986 in Volume 546 at Page 304
12. Special Permit recorded October 8, 1986 in Volume 566 at Page 78.
13. Special Permit recorded January 25, 1989 in Volume 674 at Page 340.
14. Special Permit recorded May 4, 1989 in Volume 684 at Page 56.
15. Special Permit recorded January 26, 1996 in Volume 976 at Page 203.
16. Special Permit recorded August 3, 2001 in Volume 1300 at Page 222.
17. Notes and conditions as shown on Maps # 5480 and 5481.

RECEIVED FOR RECORD 06/29/2006
AT 12:37:32PM
ATTEST: Bettye Joan Rasognetti

TOWN CLERK