

**To all People to Whom these Presents shall Come, Greeting:**

**Know Ye, That** JOHN A. BACHMANN and CAROL BACHMANN both of the Town of  
Wilton, County of Fairfield and State of Connecticut

for the consideration of NINE HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED AND  
NO/100 (\$977,500.00) DOLALRS

received to their full satisfaction of JEFFREY W. TURNER and NADINE M. TURNER both  
of the City of Norwalk, County of Fairfield and State of Connecticut

do give, grant, bargain, sell and confirm unto the said JEFFREY W. TURNER and  
NADINE M. TURNER

and unto the survivor of them, and unto such survivor's heirs and assigns forever

All that certain piece or parcel of land together with the buildings  
and improvements thereon situated and as specifically described on  
Schedule A attached hereto and made a part hereof.

State:5775.00 TOWN:2443.75  
Bette Joan Rasognetti  
Town Clerk of Wilton

Conveyance Tax Collected

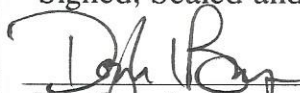
**To Have and to Hold** the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

**And also,** the said grantor s do for their heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ensealing of these presents are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

**And Furthermore,** the said grantor s do by these presents bind oursselves and our heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.


**In Witness Whereof,** we have hereunto set our hands and seal this 27<sup>th</sup> day of July in the year of our Lord two thousand and five

Signed, Sealed and Delivered in presence of

  
Douglas I. Bayer

  
John A. Bachmann

  
Christine Courchene

  
Carol Bachmann

**State of Connecticut,**

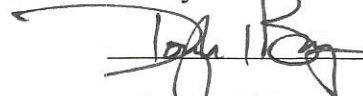
**County of FAIRFIELD**

} SS. WILTON

On this the 27<sup>th</sup> day of July, 2005, before me, Douglas I. Bayer, the undersigned officer, personally appeared John A. Bachmann and Carol Bachmann

known to me (or satisfactorily proven) to be the person 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.

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



Commissioner of Superior Court

Title of Officer

**State of Connecticut,**

**County of**

} SS.

On this the day of , before me, the undersigned officer, personally appeared who acknowledged himself to be the , a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein



Schedule A

ALL THAT CERTAIN piece or parcel of land, with all buildings and other improvements thereon, and all appurtenances thereto, situated in the Town of Wilton, County of Fairfield and State of Connecticut, in quantity 1.021 acres and being shown and designated as Lot No. 7 on map entitled, "Map of Property prepared for Hallmark Homes, Inc., at Old Kings Highway, Wilton, Conn., Scale 1" = 100', May 27, 1965", made by Roland H. Gardner, Surveyor, and filed for record as Map No. 2447 in the Wilton Town Clerk's Office, and bounded:

NORTHERLY: By land now or formerly of Edward Peter Raisbeck, et al., Lot No. 8 on said map, 322.39 feet;  
EASTERLY: By land now or formerly of Richard S. and Martha H. Buckingham, Lot No. 4 on said map, 135.55 feet;  
SOUTHERLY: By land now or formerly of David P. and Mary S. Bell, Lot No. 6 on said map, 331.29 feet;  
WESTERLY: By Forge Road North, as shown on said map, 136.17 feet.

TOGETHER WITH a right of way for all lawful purposes, including public utilities, in, through, over and upon the 25 foot right of way shown and designated on said map, running from Old Kings Highway to the easterly portion of the above described premises.

Being the same premises conveyed by Hallmark Homes, Inc., to Richard W. and Janet C. Pressler by warranty deed dated May 1, 1967, and recorded in Volume 125 at page 292 of the Wilton Land Records.

Subject To:

1. Limitations of use imposed by governmental authority.
2. Taxes to the Town of Wilton hereafter due and payable.
3. The currently effective restrictions as set forth in "Declaration of Restrictions" by Hallmark Homes, Inc. dated September 30, 1964 and recorded in the Wilton Land Records in Volume 108 at Page 130.
4. Public utility easement from Hallmark Homes, Inc. to The Connecticut Light and Power Company dated June 22, 1964 and recorded in the Wilton Land Records in Volume 106 at Page 361.
5. Public utility easement from Hallmark Homes, Inc. to the Connecticut Light and Power Company dated August 30, 1965 and recorded in the Wilton Land Records in Volume 115 at Page 150.
6. Easement as set forth in Quit Claim Deed from The Fairfield County Trust Company, et als, Executors under the will of Marion Tolva Jones, deceased, to Hallmark Homes, Inc. dated November 22, 1965 and recorded in the Wilton Land Records in Volume 116 at Page 540.
7. The driveway maintenance agreement for the payment of one-seventh (1/7) of the cost of maintaining and repairing the common driveway over the twenty-five (25) foot right of way running to Old Kings Highway, so-called.
8. A certificate of Lien and Notice of Benefit Assessment for Water Main Extension, dated October 26, 1989 and recorded in the Wilton Land Records in Volume 713 at Page 70 and the effect, if any, of a Caveat: Notice of Deferred Benefit Assessment for Water Main Extension, recorded in the Wilton Land Records in Volume 713 at Page 69.

RECEIVED FOR RECORD 08/16/2005  
AT 11:12:33AM  
ATTEST: Bettwe Joan Rasognetti

TOWN CLERK