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BK 2478 PG 87-88

Return to:
 Andrew G. Gale, Esq. **SREEJITH MAMARAMBATH**
 5 Edgewood Avenue, Suite 301 **6 PINE RIDGE RD**
 Greenwich, CT 06830 **WILTON, CT 06897**

WARRANTY DEED
 (Statutory Form)

Jayanti Seshan and Shri Seshan [Grantor], for the consideration of Six Hundred Thousand (\$600,000.00) Dollars paid, grant to Sreejith Mamarambath and Savita Sreejith [Grantee], AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, all that certain property situated in the Town of Wilton, County of Fairfield and State of Connecticut, known as 6 Pine Ridge Road, Wilton, Connecticut, with WARRANTY COVENANTS, more particularly described as follows:

ALL THAT CERTAIN piece or parcel of land, together with all buildings and improvements thereon standing, situated in the Town of Wilton, County of Fairfield, and State of Connecticut, shown and designated as "Tract B, Area = 2.154 Acres" on a certain map entitled, "Map of Properties Prepared For Lisette Burdick Located on Liberty Street, Wilton, Conn.", Scale 1 inch = 40 feet, surveyed May 1951, Certified Substantially Correct Clinton C. Hubbell, Civil Engineer and Surveyor, Perry Avenue, Norwalk, Connecticut, which map is on file in the Office of the Wilton Town Clerk as Map No. 1111, excepting therefrom a strip on the Westerly side thereof taken in the laying out of Pine Ridge Road. Said premises are bounded:

NORTHERLY:	334.42 feet by land now or formerly of Robert K. Doorly and Patricia Hastings Doorly, being Tract A, as shown on said map;
EASTERLY:	290.18 feet by land now or formerly of Paul Barber;
SOUTHERLY:	317.96 feet by Liberty Street, so-called;
SOUTHWESTERLY:	24.79 feet by arc of intersection of Liberty Street and 8 foot private right of way, as shown on said map;
WESTERLY:	by 8 foot private right of way, as shown on said map.

The premises are conveyed subject to the following:

1. Any restrictions or limitations imposed by governmental authority, including the zoning and planning rules and regulations of the Town of Wilton.
2. Taxes of the Town of Wilton next becoming due and payable.
3. Easement in favor of The Connecticut Light and Power Company dated April 23, 1951 and recorded in Volume 59 at Page 271 of the Wilton Land Records.
4. Right of way set forth in a deed dated June 14, 1951 and recorded in Volume 59 at Page 363 of the Wilton Land Records.
5. Notes, facts, conditions, and right of way shown on Map No. 1111 on file in the Wilton Town Clerk's Office.

Signed this 28 day of July, 2017.

Witnesses:

witnesses:
[witness] Harvey Melzer



Jayanti Seshan L.S.

Sandra L. Purdy
[witness] Sandra L. Purdy

Shri Seshan L.S.

STATE OF CONNECTICUT)
) ss. New Canaan
COUNTY OF FAIRFIELD)

The foregoing instrument was acknowledged before me this 28 day of July, 2017, by Jayanti Seshan and Shri Seshan [Grantor], personally known to me.


Harvey Melzer
Commissioner of the Superior Court

Conveyance Tax Received
Alan A. Kolbrek
 Town Clerk of Wilton
 State \$ 4500.00
 Town \$ 1500.00

Received for Record at Wilton, CT
On 08/02/2017 At 12:05:00 pm

John A. Kolarik