

VOL 1116 PG 069

46377

STATUTORY FORM WARRANTY DEED
(Survivorship)

KNOW YE, that

ROBERT A. BOOK and DOROTHY D. BOOK
of Huntington, Connecticut

for the consideration of

Four Hundred Sixty Five Thousand Dollars (\$465,000.00),

do hereby grant to

MARCI B. STERNHEIM and SAMUEL E. GARDNER
of New Haven, Connecticut

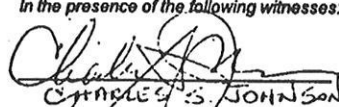
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, and WITH WARRANTY COVENANTS,
the following described property:

See Schedule A, attached hereto.

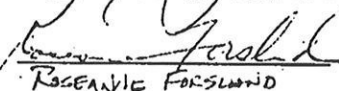
Signed this 4th day of Aug., 1998

In the presence of the following witnesses:

Grantors:


CHARLES S. JOHNSON


ROBERT A. BOOK


ROSEANNE FORSLUND


DOROTHY D. BOOK

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

) ss. WILTON

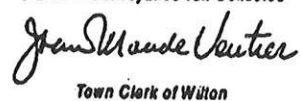
Aug 4, 1998

Before me personally appeared ROBERT A. BOOK and DOROTHY D. BOOK, signers and sealers
of the foregoing instrument, and acknowledged the same to be their free act and deed.


Commissioner of the Superior Court
Notary Public My Commission Expires:

Last Known Address of Grantees:
MARCI STERNHEIM & SAMUEL E GARDNER
390 Ridgefield Road
Wilton CT 06897

S - \$ 2325.00
m - \$ 511.50 Conveyance Tax Collected


Town Clerk of Wilton

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Schedule A

ALL THAT CERTAIN piece, parcel or tract of land, with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield, and State of Connecticut, designated as "2.7± Acres" and "Parcel A-2, 0.046± Ac." on that certain map entitled "Map of Property Prepared for John Mundy and Cytie Hine Mundy, Wilton, Conn., Scale: 1"=40', Aug. 30, 1967," which map is on file in the Wilton Town Clerk's office as Map No. 2666.

TOGETHER WITH a right-of-way for all lawful purposes, including public utilities, for ingress and egress from said Ridgefield Road to the above described premises over the private road running from said Ridgefield Road easterly or northeasterly on land now or formerly of Robert H. and Elizabeth L. Mutrux, as set forth in deed from Robert H. Mutrux and Elizabeth L. Mutrux to William A. Smith and Evelyn F. Smith, dated October 25, 1952, recorded October 28, 1952, at Volume 62, Page 534 of the Wilton Land Records.

The Real Property is subject to:

Building lines, zoning ordinances, municipal and other governmental regulations; Taxes and Assessments now or hereinafter becoming payable to the Town of Wilton; Inland and Tidal Wetland laws and regulations of the State of Connecticut and the Town of Wilton, and the following:

1. Easement from Edward Preston to the American Telephone & Telegraph Co., dated June 16, 1904, recorded October 22, 1904, at Volume 25, Page 239 of the Wilton Land Records.
2. Easement from S. Jennie Comstock to the American Telephone & Telegraph Co., dated June 6, 1904, recorded October 22, 1904, at Volume 25, Page 247 of the Wilton Land Records.
3. Rights of others in and to the Right-of-Way set forth in deed from Robert H. Mutrux and Elizabeth L. Mutrux to William A. Smith and Evelyn F. Smith, dated October 25, 1952, recorded October 28, 1952, at Volume 62, Page 534 of the Wilton Land Records.
4. Riparian rights of others in and to any ponds, brooks, streams or other watercourses which are located in, on or bordering the premises or its accessways.

Received for Record August 4, 1998

at 3:35 P. M. Attest

Jean Mandel Ventres
Town Clerk.

LAND RECORD INFORMATION FORM**(Mandated by Public Act No. 75-317)****1) GRANTING COMMISSION**

Planning and Zoning
xx Zoning Board of Appeals

2) TYPE OF APPLICATION

Special Permit
xx Variance

3) COPY OF THE GRANTING MOTION

DATE June 18, 2001

01-06-26 GARDNER/STERNHEIM 390 RIDGEFIELD ROAD

GRANTED a variance of Section 29-5.D to allow a 2nd story addition with a 14 foot side yard setback in lieu of the required 40 feet; **DENIED** a variance for a one story addition with a 16 foot side yard setback in lieu of the required 40 feet; **DENIED** a variance for a front entry bay with a 47 foot front yard setback in lieu of the required 50 feet; and **WITHDRAWN** a variance for a porch with a 29 foot front yard setback in lieu of the required 50 feet. Said property is owned by Samuel Gardner and Marci Sternheim and consists of 2.7 acres in an R-2A District as shown on Assessor's Map #90 Lot #19.

4) NAMES AND ADDRESSES OF ALL OWNERS OF RECORD

Marci Sternheim & Sam Gardner
390 Ridgefield Road
Wilton, CT 06897

5) DESCRIPTION OF THE PROPERTY WILTON LAND RECORD MAP# 2666

All those certain tracts or parcels of land with the buildings and improvements thereon and situated in the Town of Wilton, County of Fairfield and State of Connecticut designated as "2.7 ± Acres" and "Parcel a-2 0.046 ± Acres" on a certain map entitled, "Map of Property Prepared for John Mundy and Clytie Hine Mundy, Wilton, Connecticut", Scale 1"=40' August 30, 1967, prepared by Roland H. Gardner, Land Surveyor, Wilton, Connecticut, certified "Substantially Correct" Roland H. Gardner, which map is on file in the office of the Town Clerk of the town of Wilton as Map No. 2666.

VOLUME AND PAGE OF DEED, QUIT CLAIM WARRANTY, ETC.

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RECEIVED FOR RECORD 03/05/2002
AT 08:58:04AM
ATTEST: Bettye Joan Ragnonetti
TOWN CLERK


COMMISSION CERTIFICATION (TITLE)

Zoning Enforcement Officer