

DIRECTIONS TO 455 THAYER POND ROAD FROM WILTON TOWN HALL ANNEX

From Wilton Town Hall Annex, make a right at the traffic light and drive northwest on Danbury Rd/US-7.

Turn left onto Ridgefield Rd/CT-33.

Turn left onto Drum Hill Rd.

Take the 1st right onto Cheese Spring Rd.

Turn left onto Thayer Pond Rd.

455 THAYER POND RD is on the left.

Your destination is just past Ledgewood Drive. If you reach Marvin Ridge Pl you've gone about 0.2 miles too far

455 Thayer Pond Rd.
Wilton, Conn.

89-03-06

Request variance from Section 29-27 for side yard setback of 36' in lieu of the 40' required for kitchen addition to residence. Said property is owned by applicants at the above address and consists of 0.99 acres in an R-2A zone as shown on W.L.R. Map #4024.

Granted 3/15/89

ZBA





After Recording Return To:
Brian S. Cantor, Esq.
1220 Post Road
Fairfield, CT 06824



Doc ID: 001212420003 Type: LAN

BK **2519** PG **186-188**

EXECUTRIX DEED – STATUTORY FORM

Kathleen Bienapfl, duly authorized Executrix of the Estate of **Helen M. Shortell**, deceased, late of Wilton, CT, for consideration paid of **Four Hundred Thirty Five Thousand and 00/100 (\$435,000.00) Dollars**, grants to **Monica C. Brina and Robert R. Brina**, of East Hampton, NY, as Joint Tenants with Rights of Survivorship, with Executrix Covenants,

All that certain real estate known as 455 Thayer Pond Road, Wilton, CT 06897 being more particularly described in Schedule A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, this 20th day of OCTOBER, 2020.

Signed, sealed and delivered in
the Presence of:

[Signature]
witness

ESTATE OF HELEN M. SHORTELL

BY: Kathleen Bienapfl
KATHLEEN BIENAPFL, EXECUTRIX

[Signature]
witness

STATE OF OREGON)
COUNTY OF FAIRFIELD) ss.
Clarkamas

CONVEYANCE TAX RECEIVED
TOWN: \$1,087.50 STATE: \$3,262.50

[Signature]
WILTON, CT TOWN CLERK

The foregoing instrument was acknowledged before me, this 20 day of OCTOBER,
2020, by **KATHLEEN BIENAPFL, EXECUTRIX OF THE ESTATE OF HELEN M.
SHORTELL**

[Signature]
Notary Public
My Commission Expires: 9/27/22



SCHEDULE A

ALL THAT CERTAIN piece, parcel or tract of land, together with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, containing 1.0 acre, more or less, bounded and described as follows: BEGINNING at a point on the easterly side of highway the same being the old road formerly leading from Ridgefield to Norwalk which point is the northwesterly corner of land now or formerly of the Estate of Clarence Middlebrook deceased and the southwesterly corner of tract hereby conveyed, running THENCE northerly along said highway a distance of 100 feet, more or less, to a bound to be erected, running THENCE easterly along the land of the grantor 430 feet, more or less to a bound to be erected; running THENCE southerly along land of owners unknown 100 feet, to land now or formerly of the Estate of Clarence Middlebrook, deceased, running THENCE westerly along the land of said Middlebrook 430 feet, more or less, to the point or place of beginning. Said premises being commonly known as 455 Thayer Pond Road, Wilton, Connecticut.

Said premises are conveyed subject to:

1. Limitations of use imposed by governmental authority.
2. Taxes to the Town of Wilton next becoming due and payable.
3. Notice of Variance granted by the Town of Wilton, Zoning Board of Appeals dated March 14, 1989 and recorded in Volume 679 at Page 120 of the Wilton Land Records.

Received for Record at Wilton, CT
On 10/26/2020 At 3:01:00 pm

Don A. Solank

115-12 RALEIGH ELLEN J 45 OLD DRIFTWAY WILTON CT 06897	115-13 SANFILIPPO PETER & KATHERINE A 43 OLD DRIFTWAY WILTON CT 06897	115-26 BLICHT GLENN 65 OLD DRIFTWAY WILTON CT 06897
116-17 WAKEN MATTHEW & MARIA SV 487 THAYER POND RD WILTON CT 06897	127-5 DAVATZES GEORGE N & JENNIFER P 445 THAYER POND RD WILTON CT 06897	127-5-1 WILTON LAND CONSERVATION TRUST P O BOX 77 WILTON CT 06897
127-5-2 ULLMAN, CHRISTOPHER & KELLY 427 THAYER POND RD WILTON CT 06897	127-5-3 COONEY LIAM & 421 THAYER POND RD WILTON CT 06897	127-5-4 NELSON MATTHEW ROBERTS & 447 THAYER POND RD WILTON CT 06897
127-8 CANNELLA LIVING TRUST 41 LEDGEWOOD DR WILTON CT 06897	127-9 KAISER CHRISTOPHER K & SARAH J 444 THAYER POND RD WILTON CT 06897	127-10 DICKMAN JOHN T & LIANA B 35 LEDGEWOOD DR WILTON CT 06897
128-14 KENNEDY MARTIN C & MARY M 481 THAYER POND RD WILTON CT 06897	128-15 SABIA THOMAS E 473 THAYER POND RD WILTON CT 06897	128-16 ELMASRY MICHAEL J & MELISSA M 461 THAYER POND RD WILTON CT 06897
128-17 ELM VENTURES LLC 461 THAYER POND RD WILTON CT 06897	128-18 BRINA MONICA C & 12 GAY ROAD EAST HAMPTON NY 11937	128-19 HERSCOVITCH HARVEY & STARR M 451 THAYER POND RD WILTON CT 06897
128-20 BEESON L BRADEN & 5 LEDGEWOOD DR WILTON CT 06897	128-21 LILLIS JAMES M III & SHEILA M 19 LEDGEWOOD DR WILTON CT 06897	128-26 MCELROY MICHAEL & ANDREA 16 LEDGEWOOD DR WILTON CT 06897
128-27 DEPAULIS TRACY G 474 THAYER POND RD WILTON CT 06897	128-28 BI SEAN ZHENGYU & 7 HOLLOW TREE PL WILTON CT 06897	