

V. 29 P. 125

CERTIFICATE OF
DEVISE, DESCENT
OR DISTRIBUTION

PRC-55 NEW 774 (C.G.S. Sec 45-286)

STATE OF CONNECTICUT
COURT OF PROBATE

(Note: File certificate with town clerk
where real property is situated.)

FOR COURT USE ONLY

DATE 5/25/76

ORIGINAL TO

WILLIAM S. MERRITT

Court of Probate, District of Andover

District No. 16

ESTATE OF

Sara Bailey Merritt

LATE OF Andover

DECEASED

DATE OF DEATH

May 19, 1975

THIS CERTIFIES that as appears from the records of this Court said deceased died on the date above written and his estate has been duly settled in this Court; and there is distributed, set out or divided or descends:

TO: William Sprague Merritt

1/3 interest on 878 Merritt Valley Road, Andover, Two acres more or less (see first piece certificate of distribution of George A. Merritt)

2/3 interest in house and lot Merritt Valley Road and lots both sides Route #6 Andover, (see second piece consisting of 3 parcels certificate of distribution Estate of George A. Merritt) 43 acres more or less.

1/6 interest in parcel both sides Route #6, Andover, containing 59 acres more or less (see last piece certificate of distribution Estate of George A. Merritt)

(see attached sheets)

[Give name, place of residence and share of each distributee]

Reference to the records of said Probate Court, being hereby had for a more particular description



IN TESTIMONY WHEREOF, on this 24th day of May, 1976, I have hereunto set my hand and affixed the SEAL of this Court to this certificate.

Maya... Clerk

CERTIFICATE OF DEVISE, DESCENT OR DISTRIBUTION

Recorded Probate Records

Vol.

Page

Ass. L. Clerk

State of Connecticut)
District of Andover)

ss. Court of Probate

Estate of George A. Merritt, late of Andover, in said District, deceased.

I, Norman J. Preuss, Judge of the Court of Probate for the District of Andover, do certify that George A. Merritt died intestate a resident of the Town of Andover, in said District, that the estate of said deceased has been duly settled in said Court and that all claims, inheritance or succession taxes and other costs of administration have been fully paid and that pursuant to the laws of the State of Connecticut for the distribution of intestate realty there descends to Sarah Bailey Merritt of said Town of Andover, widow of said deceased, and to William S. Merritt of the Town of Lebanon, Connecticut, son of said deceased, to said Sarah Bailey Merritt an undivided one-third interest and to William S. Merritt an undivided two-thirds interest in and to the following described land:

The same premises described in a warranty deed from William B. Sprague to George A. Merritt dated August 11, 1919, recorded in Andover Land Records, Volume 6, Page 146, as follows:

A certain tract of land situated in said Town of Andover, one mile east of Andover RR Station on State Road leading to Willimantic, containing Two acres more or less, Together with all buildings thereon standing.

Bounded as follows:

Northerly by land of N.Y.N.H. & H.R.R. Co.

Easterly by land of George McDonald

Southerly and westerly by the highway

And that there descends to said Sarah Bailey Merritt an undivided one-third interest in and to an undivided one-half interest and to William S. Merritt an undivided two-thirds interest in and to an undivided one-half interest in and to the following described land:

FIRST PIECE. The land described in a deed from Mary Ann Sprague to William B. Sprague dated April 16, 1888, recorded in Andover Land Records, Volume 3, Page 109 as follows:

A certain tract of land situated in said Andover bounded and described as follows to wit. Northerly and Easterly by the highway Southerly and Westerly by land of A. H. Lyman and Westerly by land of said Lyman and E. H. Perkins. containing fourteen acres with a dwelling house and other buildings standing thereon. Said premises were formerly owned and occupied by Daniel P. Sprague late of said Andover deceased.

SECOND PIECE. The land described in a deed from Leonard Lathrop to William B. Sprague dated March 30, 1890, recorded in said Records, Volume 3, Page 122, as follows:

On the east by a stone wall- commencing with the Railroad and running in a northerly direction to the end of said wall and from thence in a direct line to the center of the river - the center of the river being the northerly bound and running to line of C. B. Stearns - westerly by land occupied by C. B. Stearns and southerly by land of N. Y. & N. E. RR Co., containing eight acres more or less, with a right of way from the highway through lane to river at any and all times.

THIRD PIECE. The land described in a deed from Mary E. Jewett individually and as executrix of the estate of Fred W. Jewett to William B. Sprague dated February 9, 1920, recorded in Andover Land Records, Volume 7, Page 14 as follows: A certain tract of land situated in said Town of Andover bounded and described as follows, to wit:

Bounded Northerly by N.Y.N.H. & H. R R and highway leading from Andover to Willimantic.

Easterly by lands of Julia A. Perkins and Wm. B. Sprague

Southerly by land of Mark A. Bass

Westerly by lands of said Bass and Estate of Jane P. Stearns.

containing twenty-five acres more or less.

Said last three pieces of land were the same land described in a Certificate of Devise from the Estate of William B. Sprague to Lizzie L. Sprague dated November 1, 1921, recorded in said Records, Volume 7, Page 159, and in a Certificate of Devise from the Estate of Lizzie L. Sprague to George A. Merritt and Sarah Bailey Merritt dated November 30, 1923, recorded in Volume 7, Page 160.

FOURTH PIECE. The land described in a warranty deed from Leonard Lathrop to Eliza Jane Merritt dated June 26, 1890, recorded in said Records, Volume 3, Page 123, as follows: Three certain tracts of land situated in said Town of Andover, bounded and described as follows, to wit; 1st; Commencing at highway opposite blacksmith shop and bounded westerly by land of Estate of Wm. M. Blackman and Wm B. Sprague and running to the center of the river, thence westerly to line of C. B. Stearns, and bounded westerly by land of said Stearns; Northerly and Easterly by land of E. D. White; Easterly by land of E. D. White, H A Franklin and Grantor, Southerly by Highway and including all land except that owned by N.Y. & N.E. R. R. Co. together with all buildings thereon. Containing Eighty acres, more or less, together with an equal right with grantor to a certain spring of water on land of grantor from which the present water supply is taken and the right to lay and maintain a pipe across land of said grantor in the present location. 2nd tract bounded westerly and southerly by land of C B Stearns and Estate of Mrs. D. P. Sprague, Easterly by land of said Estate and northerly by highway, containing sixteen acres more or less. 3rd tract; west by land of C B Stearns line extending easterly from stake and stones seven and one half rods to highway, North by highway, East by land of grantor seven and one half rods, south by land of C. B Stearns fifteen rods to stake and stones; containing one hundred twelve square rods; this last tract being same land deeded to me by C. B. Stearns March 14, 1881.

Excepting therefrom, however, a parcel of 225 square feet and a parcel of 2.69 acres conveyed to State of Connecticut by deed dated March 6, 1935, and recorded in Volume 10, Page 120, a 75 foot square parcel conveyed to Maud Smith by deed dated November 17, 1933 recorded in Volume 6, Page 373, and that land set to Maud M. Merritt by mutual distribution certificate dated November 29, 1941, recorded in Volume 11, Page 40.

Being the same land described in a Certificate of Distribution from the Estate of Leonard J. Merritt to George A. Merritt and Edward B. Merritt dated December 26, 1941, recorded in Volume 11, Page 40.

In Testimony Whereof I have hereunto set my hand and affixed the Seal of this Court this 18th day of June, A. D. 1974.

James O. [Signature]
Judge of Probate
District of Andover

#E 396-A Received for record June 10, 1976 at 12:50 p.m. and recorded by

, Attest:

Ruth K. Munson
Town Clerk

STATUTORY FORM WARRANTY DEED

William S. Merritt, also known as William Sprague Merritt, of Lebanon, Connecticut

for One Hundred Fifteen Thousand and 00/100 (\$115,000.00) Dollars consideration paid, grants to

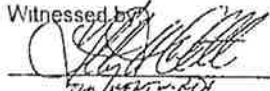
Lake Road, LLC, a Connecticut corporation with offices at Andover, Connecticut

WITH WARRANTY COVENANTS

All that certain piece or parcel of land located on Jonathan Trumbull Highway (Connecticut Route 6) and Lake Road in the Town of Andover, County of Tolland and State of Connecticut more particularly bounded and described in Schedule "A" attached hereto and made a part hereof.

Signed this 18th day of December, 2001

Witnessed by


David M. Barry Jr.

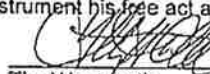

William S. Merritt

State of Connecticut

ss. Manchester December 18, 2001

County of Hartford

Personally appeared William S. Merritt, signer of the foregoing instrument, and acknowledged the signing of this instrument his free act and deed, before me


Tim Wentworth
Commissioner of the
Superior Court

Grantees' Address

30 Brian Dr
Bolton, CT

SCHEDULE "A"

All that certain piece or parcel of land located on the southwesterly side of Jonathan Trumbull Highway (U.S. Route 6) in the Town of Andover, County of Tolland, and the State of Connecticut, shown on a map entitled "PROPERTY SURVEY PREPARED FOR PROTECH SERVICES JONATHAN TRUMBULL HIGHWAY (U.S. ROUTE 6) & LAKE ROAD ANDOVER, CONNECTICUT DATE: 8/15/2001 SCALE 1"=30' SHEET 2 OF 5 DWG. No. 01C-01-01 DRAWN: AMR CHK BY: CG JOB No. 013091 FIELD BOOK: 360 REVISIONS 10/1/2001 TOWN COMMENTS 12/18/01 Provost Rovero Fitzback Architecture Engineering Surveying 57 East Main Street, P.O. Box 191 Plainfield, Connecticut (860) 230-0856 - FAX (860) 230-0860" being more particularly bounded and described as follows:

Beginning at an iron pin in the southwesterly line of Jonathan Trumbull Highway marking the intersection of property now or formerly of Robert C. Russell; thence running S 45 degrees 09' 55" E a distance of 279.51 feet along Trumbull Highway to a CHD PT; thence running S 29 degrees 53' 14" E a distance of 36.94 feet along Trumbull Highway to an iron pin; thence running S 44 degrees 48' 39" W a distance of 101.10 feet along Lake Road to a point; thence running along a curve deflecting to the right with a radius of 328.08 feet and a delta of 25 degrees 14' 32" a distance of 144.54 feet along Lake Road to a point; thence running S 72 degrees 10' 03" W a distance of 149.92 feet along Lake Road to an iron pin marking the intersection of land now or formerly of the State of Connecticut; thence running N 65 degrees 38' 18" W a distance of 174.41 feet along said State of Connecticut land to a point; thence running along a curve deflecting to the right with a radius of 1,508.50 feet and a delta of 01 degrees 29' 51" a distance of 39.43 feet along said State of Connecticut land to an iron pin marking the intersection of land now or formerly of Robert C. Russell; thence running N 43 degrees 19' 58" E a distance of 457.81 feet along said Russell land to the place and point of beginning. Containing 2.654 acres.

Subject to a possible encroachment of planted evergreen seedlings.

Subject to all encumbrances and easements of record.

Subject to taxes on the Grand List of October 1, 2000 and thereafter.

Subject to any and all provisions of any ordinance, municipal regulation, or public or private law.

Reference is made to a certificate of descent dated May 24, 1976 and recorded in Volume 29 Page 125 of the Andover Land Records, and a conservator's deed dated January 1, 1983 and recorded in Volume 38 Page 643 of the Andover Land Records.

Conveyance Tax Received
State \$ 575.⁰⁰
Town \$ 126.⁵⁰

RECEIVED FOR RECORD
12-19-2001 @ 10:20 am
Carol A. [Signature]
TOWN CLERK

VOL 95

QUITCLAIM DEED

(Statutory Form - Survivorship Special)

I, ROBERT C. RUSSELL, SR. of Andover, Connecticut, for no consideration paid, grant to EVELYN H. RUSSELL of Andover, Connecticut, and myself, as joint tenants with the right of survivorship, and with QUITCLAIM COVENANTS.

Those certain pieces or parcels of land:

SEE SCHEDULE A ATTACHED HERETO
AND MADE A PART HEREOF

Signed this 8th day of December, 2004, at Manchester, Connecticut.

Witnessed by:

Cheryl A. Mitchell

Robert C. Russell, Sr.
ROBERT C. RUSSELL, SR.

Vincent L. Diana
VINCENT L. DIANA

STATE OF CONNECTICUT)

) ss. Manchester

COUNTY OF HARTFORD)

On this the 8th day of December, 2004, before me, the undersigned officer, personally appeared ROBERT C. RUSSELL, SR. known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed, and for the purposes therein contained.

In witness whereof, I hereunto set my hand.

Vincent L. Diana
Vincent L. Diana
Commissioner of the Superior Court

Grantee's Mailing Address:
218 Rte. 6
Andover, Connecticut 06232

K:\WP\WILLS\RUSSELL, Robert\2qodnurvespose.doc

Conveyance Tax Received
State -0-
Town -0-

Parcel 1:

That certain piece or parcel of land located on Route #6, Andover, Connecticut and more particularly bounded and described as follows:

BEGINNING at the intersection of said tract of land now or formerly of Ella Curtis with highway known as Main St. (sic Route 6), thence southerly 60° East by said highway about Two Hundred Two and seven tenths (202.7) feet; thence to the intersection of two stonewalls by land now or formerly of Mary E. Jewett; thence Northerly 50° East One Hundred Three and five tenths (103.5) feet by a stonewall; thence by same course Two Hundred Fifty-Two (252) feet more or less to a wire fence; thence by same course Five Hundred Ten (510) feet to the Southerly bank of the Hop River; thence to the center line of said river; thence Westerly by center line of said river Four Hundred Fourteen (414) feet to land now or formerly of H L Roseblum; thence South 60° East by land now or formerly of said Roseblum by stonewall One Hundred Eighty-nine (189) feet more or less; thence South 40° West by land now or formerly of Ella Curtis One Hundred Seventy One (171) feet more or less to point or place of beginning.

The above described premises consist of a piece designated as a Second Tract in a Certificate of Descent dated February 28, 1956 and recorded in Volume 15 at Page 574 of the Andover Land Records.

Being the same premises conveyed to the Grantor herein by Warranty Deed dated June 27, 1966 and recorded in Volume 20 at Page 396 of the Andover Land Records

Parcel 2:

That certain piece or parcel of land located on Route #6, Andover, Connecticut and more particularly bounded and described as follows:

BEGINNING at a point of Bunker Hill Road at the intersection of land now or formerly of Helen C. Jewett and Conrad Schartz; thence running in a general Westerly direction on a stonewall to land now or formerly of Charles A. Friedrich; thence running in a general Northerly or Northeasterly direction along land of said Charles A. Friedrich to the Hop River; thence running along said Hop River to Bunker Hill Road; thence running Southerly along said Road to the point or place of beginning; said premises contain seven (7) acres more or less.

Being the same premises conveyed to the Grantor herein by Warranty Deed dated June 27, 1966 and recorded in Volume 20 at Page 397 of the Andover Land Records.

Parcel 3:

A certain tract or parcel of land situated in the Town of Andover in the County of Tolland and State of Connecticut, and bounded and described as follows, to wit.

Commencing at a point in the southwesterly side of the Willimantic-Hartford State Highway now known as U.S. Route No. 6 at its intersection with the Town Road which was formerly the Hartford-Norwich Turnpike, the line runs thence southwesterly along said Town road to land now or formerly of the New York, New Haven & Hartford Railroad Company; thence easterly along land now or formerly of said Railroad Company to land now or formerly of George A. Merritt; thence running northeasterly along land now or formerly of George A. Merritt to said Willimantic-Hartford State Highway to the point or place of beginning.

Being the same premises conveyed to the Grantor herein by Warranty Deed recorded in Volume 34 at Page 365 of the Andover Land Records.

R.C.R.
initials

Parcel 4:

A certain piece or parcel of land, with the improvements thereon, located in the Town of Andover, County of Tolland and State of Connecticut, being more particularly bounded and described as follows:

Beginning at an iron pipe set in the northwesterly corner of the premises herein described, said iron pipe marking the point of intersection of the south line of Hendee Road Extension and the easterly line of U. S. Route No. 6, said point being 669.35 feet southerly of a Connecticut Highway Department bound situated at the southwest corner of property now or formerly of Max and Hazel Hutchinson; thence easterly along the southerly line of Hendee Road Extension, 219.14 feet to a point in the westerly line of Old State Road, thence southwest along the westerly line of Old State Road, having an interior angle of $73^{\circ} 06'$, 116.50 feet to an iron pipe; thence continuing southerly along said westerly line of Old State Road, having an interior angle of $192^{\circ} 49'$, 68.85 feet to an iron pipe; thence westerly, having an interior angle of $100^{\circ} 48'$ along land now or formerly of B & D Realty Associates Inc., 158.05 feet to an iron pipe set in the easterly line of U.S. Highway Route No. 6, thence running northerly, having an interior angle of 90° along the easterly line of U.S. Highway Route No. 6, 200 feet to the point or place of beginning, forming an interior angle of $83^{\circ} 17'$ with the first described line.

Said premises are shown on a survey entitled "Property Surveyed for Crown Petroleum Company U. S. Route No. 6 Andover, Conn Scale 1"=40' Nov. 1959 Hayden L. Griswold, C. E." *NF.*

Being the same premises conveyed to the Grantor herein by Warranty Deed recorded in Volume 37 at Page 253 of the Andover Land Records,

RECEIVED FOR RECORD
12-13-04 @ 9:07 AM
Margaret H. Busch
Asst. TOWN CLERK

R.C.R.
initials

RETURN TO:
 CERTIFICATE RELEASING
 LIENS (NON-TAXABLE ESTATES)
 PC-258 REV. 4/18

STATE OF CONNECTICUT

COURT OF PROBATE

NOTE: File with the town clerk in the town where the real property is situated.

COURT OF PROBATE, Greater Manchester Probate Court DISTRICT NO. PD13

ESTATE OF
 Evelyn Russell

DATE OF DEATH
 December 15, 2019

PROPERTY ADDRESS

218 Route 6, Andover, CT 06232

MORE PARTICULARLY DESCRIBED AT:

VOLUME/PAGE 94/794 OF THE ANDOVER LAND RECORDS

PROPERTY ADDRESS

11 Bunker Hill Road, Andover, CT 06232

MORE PARTICULARLY DESCRIBED AT:

VOLUME/PAGE 95/698 OF THE ANDOVER LAND RECORDS

PROPERTY ADDRESS

Route 6, Andover, CT 06232

MORE PARTICULARLY DESCRIBED AT:

VOLUME/PAGE 95/698 OF THE ANDOVER LAND RECORDS

This is to certify that satisfactory evidence has been presented to this court that no Connecticut estate tax will be due and the statutory probate fee for the above-referenced estate has been paid in full.

The court releases the following liens with respect to the decedent's interest in each piece of real property listed above:

1. Lien for estate tax due the State of Connecticut in accordance with C.G.S. section 12-398 (e); and
2. Lien for statutory probate fees due the State of Connecticut.

CLARLY DESCRIBED IN A
 Dated on May 24, 2021.

Michael M. Darby, Judge

COURT SEAL

Certified True Copy

Judge/Clerk

FOR COURT USE ONLY
 Sent to: JOHN G TUNILA

Date sent: May 24, 2021

CERTIFICATE RELEASING LIENS (NON-TAXABLE ESTATES)

PC-258

RECEIVED FOR RECORD

06-07-2021 @ 3:47 pm

Matthew W. Wainwright
 1st TOWN CLERK



To all People to Whom these Presents shall Come, Greeting:
 Know Ye, That I, ANNA MARZEC, of 4890 Bay Street NE, St.
 Petersburg, Florida,

for the consideration of Thirty Thousand (\$30,000.00) Dollars

received to my full satisfaction of ROBERT C. RUSSELL, of the Town of
 Andover in the County of Tolland and State of Connecticut,

do give, grant, bargain, sell and confirm unto the said ROBERT C. RUSSELL, his
 heirs and assigns forever, a certain tract or parcel of land situ-
 ated in the Town of Andover in the County of Tolland and State of
 Connecticut, and bounded and described as follows, to wit:

Commencing at a point in the southwesterly side of the Willi-
 mantic-Hartford State Highway now known as U. S. Route No. 6 at its
 intersection with the Town Road which was formerly the Hartford-
 Norwich Turnpike, the line runs thence southeasterly along said Town
 road to land now or formerly of the New York, New Haven & Hartford
 Railroad Company; thence easterly along land now or formerly of said
 Railroad Company to land now or formerly of George A. Merritt;
 thence running northeasterly along land now or formerly of George
 A. Merritt to said Willimantic-Hartford State Highway; thence run-
 ning northwesterly along said Willimantic-Hartford State Highway to
 the point or place of beginning.

Said premises are subject to a right of way of the Algonquin
 Gas Transmission Company as of record may appear.

Said premises are the same and all the same premises conveyed
 to this grantor by Michael Chavarri by deed dated June 30, 1960,
 and recorded in Andover Land Records at page 261 of Volume 18.

Said premises are also subject to such drainage easements as
 of record may appear.

The grantor reserves the corn and hay now standing on said
 premises and the right to enter upon said premises and remove the
 same.

\$ 3.50 Conveyance Tax received

Ruth K. Munn

Town Clerk of Andover

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto him, the said grantee, his heirs, successors and assigns forever, to his and their own proper use and behoof.

And also, I, the said grantor, do for myself, my heirs, executors and administrators, covenant with the said grantee, his heirs, successors, heirs and assigns, that at and until the sealing of these presents, I am 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, I, the said grantor, do by these presents bind myself and my heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to him, the said grantee, his successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 28th day of August, 1979, in the year of our Lord nineteen hundred and seventy-nine.
Signed, Sealed and Delivered in presence of

Elizabeth Dennis Hutchins
Elizabeth Dennis Hutchins
Vincent L. Diana
Vincent L. Diana

Anna Marzec
Anna Marzec

State of Connecticut,

County of TOLLAND.

} SS Columbia

On this the 28th day of August, 1979, before me, Elizabeth Dennis Hutchins, the undersigned officer, personally appeared ANNA MARZEC,

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained. ~~xxxxxx~~

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

Elizabeth Dennis Hutchins
Elizabeth Dennis Hutchins
Commissioner of the Superior Court. Title of Officer

State of Connecticut,

County of

} SS.

#11 77-A Received for record August 28, 1979 at 2.45 p.m. and recorded by Attest

Ruth K. Munson
Town Clerk