Record and return to:
Peter V. Gelderman, Esq.
Berchem Moses PC
1221 Post Road East, Suite 301
Westport, CT 06880

INSTR # 2023000118

VOL703 Pss 842-843

RECORDED 02/14/2023 03:28:46 PM

DEBORAH SZEGEDI

TOWN CLERK EASTON CT

NO CONVEYANCE TAX

Quit Claim Deed

(Statutory Form)

Know Ye, that I, THE TOWN OF EASTON CONNECTICUT, a

municipal corporation with an address of 225 Center Road, Easton, Connecticut 06612, for **FOUR HUNDRED SEVENTY THOUSAND DOLLARS (\$470,000.00)** and other valuable consideration paid, grant to **ASPETUCK LAND TRUST, INC.**, with an address of 239 Toilsome Hill Road, Fairfield, Connecticut 06825 **with QUITCLAIM COVENANTS:**

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

In Witness Whereof, I have set my hand and seal this 10 day of 1202W, 2023.

Signed, Sealed and Delivered in the presence of:

THE TOWN OF EASTON CONNECTICUT

First Selectman

State of Connecticut

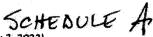
:

: ss. Easton

County of Fairfield

NICOLE COSTANTINO
Notary Public, State of Connecticut
My Commission Expires 01/31/2027

Nicole Costantino 2/10/2023



December 7, 2022 (Revised February 3, 2023)

Metes & Bounds Description - PARCEL B
Prepared for Town of Easton
18 & 22 South Park Avenue (Blaze Parcel), Easton, Connecticut

A certain piece or parcel to the rear of 22 South Park Avenue, in the Town of Easton, County of Fairfield, State of Connecticut, shown as 'PARCEL B #18 South Park Avenue 18.7± Acres' on map entitled "PROPERTY SURVEY: LOT LINE REVISION - PREPARED FOR - TOWN OF EASTON 18 & 22 SOUTH PARK AVENUE, EASTON, CONNECTICUT, ASSESSOR MAP 5502D & 5513B • LOT 3, SHEET 1 OF 1." SCALE: 1"=100', Dated MARCH 11, 2022 prepared by Mark A. Ochman, PE LS #24913, Ochman Associates, Inc. P.O. Box 76 Easton, Connecticut 06612 (203) 268-9194. Said map is recorded on the Town of Easton Land Records as Map #1956. Said piece or parcel being more particularly bounded and described as follows:

Beginning at an iron bar on the easterly street line of South Park Avenue and the southwest corner of subject parcel, thence;

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N 46°28'39" E
                       a distance of 107.05' to a point, thence;
N 43°34'21" E
                       a distance of 126.96' to an iron bar to be set, thence:
N 21°48'52" E
                       a distance of 368.06' to an iron bar to be set, thence;
N 12°03'44" F
                       a distance of 319.44' to an iron bar to be set, thence:
N 85°53'17" W
                       a distance of 143.74' to an iron bar to be set, thence:
5 73°56'58" W
                       a distance of 76.53' to an iron bar to be set, thence:
N 84°26'14" W
                       a distance of 88.19' to an iron bar to be set, thence;
N 76°41'27" W
                       a distance of 41.01' to an iron bar to be set, thence;
                       a distance of 131.13' to an iron bar to be set, thence;
N 29°01'11" W
                       a distance of 105.84' to an iron bar to be set, thence;
5 62"29'48" W
N 60"28'36" W
                       a distance of 30.28' to an Iron bar to be set, thence;
N 50°39'52" W
                       a distance of 191,36' to an iron bar to be set, thence:
N 29°03'18" W
                       a distance of 40.46' to an iron bar to be set, thence:
5 76°12'39" W
                       a distance of 285.75' to an iron bar to be set on the easterly street line of South Park
                       Avenue, the previous fourteen (14) courses running along Parcel A,
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Thence along said easterly street line of South Park Avenue the following courses and distances:

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N 04*55'30" E
                      a distance of 60.78' to a point, thence;
N 05°54'04" E
                      a distance of 69.68' to a point, thence:
N 01°17'07" W
                      a distance of 137.34' to a point, thence;
N 04°17'08" W
                      a distance of 59.82' to a point, thence:
                      a distance of 42.09' to a point, thence;
N 13*28'34" W
N 22°05'14" W
                      a distance of 29.93' to a point, thence;
N 23*28'15" W
                       a distance of 16.33' to a point, thence;
N 34°28'33" W
                       a distance of 50.24' to an Iron bar to be set, being the northwest corner of the parcel herein
                       described, thence;
N 53°29'27" E
                      a distance of 224± along land N/F Aspetuck Land Trust, Inc. to a point, being the center line
                      of Mill River.
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Thence along the centerline of Mill River a distance of 3,130± along land N/F Town of Easton, land N/F Silvia

DiCovich & Goran Millkovic, land N/F Marc Daniels & Denise Daniels Biagi and land N/F Edna

Canaan, in part by each, to a point on the easterly street line of South Park Avenue, said

point being the southwest corner of the parcel herein described;

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Thence along the easterly street line of South Park Avenue the following courses and distances:

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N 34°13'30" W a distance of 130.00±' to an iron bar to be set, thence;
N 37°21'06" W a distance of 45.31' to an iron bar to be set, thence;
N 40°04'25" W a distance of 129.26' to a point, thence;
N 39°06'06" W a distance of 18.22' the point of beginning being an iron bar.
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The above-described parcel contains 18.7± Acres.