FINAL COASTAL RE-SUBDIVISION
PLPZ 2021 00512

| LOCATION: | 6 Smith Road 25 Pear Lane |
| ZONE(S): | RA-1 and COZ |
| UTILITIES: | Public water and sewer |
| REQUIRED MINIMUM LOT AREA: | 1-acre |

PROPOSED LOT AREAS

| 6 Smith Road | 25 Pear Lane |
| Existing: | Proposed: | Existing: | Proposed: |
| 1.0649-acres | 1.1621-acres (+4,232 sq. ft.) | 1.2137-acres | 1.1165-acres (-4,232 sq. ft.) |

APPLICATION SUMMARY:
The Applicant is before the Commission under Sections 6-261, 6-283, 6-287, 6-296, and 6-297 of the Town of Greenwich Subdivision Regulations for a final coastal re-subdivision to revise common lot lines and convey 4,232 sq. ft. of land from the 25 Pear Lane to 6 Smith Road from, decreasing the lot area of 25 Pear Lane from 1.2137-acres to 1.1185-acres, and increasing the lot area of 6 Smith Road from 1.0649-acres to 1.1621-acres. 25 Pear Lane and 6 Smith Road are both within the RA-1 and COZ zones.

COMMENTS / RECOMMENDATIONS:
1. The Commission will need to make a determination on whether this action is, or is not, a subdivision or re-subdivision;
2. ZONING – the proposed driveway within 6 Smith Road, was revised, resulting in more impervious surface being created and reducing required Green Area. The proposed conveyance of land would provide more lot area to 6 Smith Road to create compliance with the required Green Area requirement of 72% in the RA-1 zone.

DEPARTMENT COMMENTS:
ZEO - see attached
ENGINEERING - see attached
CONSERVATION - see attached
SEWER - 

ZONING:
The proposed application seeks to transfer 4,232 sq. ft. of land from 25 Pear Lane to 6 Smith Road. Both lots are and would appear to continue to be oversized for the underlying RA-1 Zone both parcels continuing to be over 1-acre, even post transfer. The subject parcels were last part of a
non-subdivision action of the Commission to adjust the common property lines to the existing configuration (PLPZ 2019 00394). The pool house in the western part of 25 Pear Lane, received a variance to remain in its location post the lot line revision of 2019. Both addresses were also the subject of final coastal site plans, approved in 2019 as well. The proposed driveway for 6 Smith Road extended onto the lot at 25 Pear Lane. A driveway easement was provided to allow for use of the driveway by 25 Pear Lane. The development of this driveway was amended, and the resulting changes, decreasing the amount of green area for 25 Pear Lane, and therefore to avoid reworking the site work, the applicant has proposed to transfer property from the adjacent parcel to essentially add more green area.

**BACKGROUND:**
A review of the Planning and Zoning Department files finds no instance of either lot being part of any prior subdivision or re-subdivision action approved by the Commission. The subject parcels were part of subdivision application PLPZ 2019 00394, where the applicant sought to convey land between theses parcels and adjust a common lot line. The Commission found that action to not be a subdivision or re-subdivision.

**OTHER APPROVALS:**
IWWA has provided a green sheet questionnaire which indicates no IWWA permits or approvals are required.

**APPLICABLE REGULATIONS:**
This application is regulated primarily by the Subdivision Regulations. Of particular significance are Sections 6-261(15), 6-283, 6-287, 6-296, 6-297. In addition, the Commission should also consider Sections 6-93 and 6-205 of the Building Zone Regulations.
ZONING ENFORCEMENT

Project No. PLPZ202100512 Preliminary Final X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Englander & Ward

LOCATION: 6 Smith Rd. & 25 pear Lane

PLAN DATE:

ZONE: RA-1

☐ Ok for Zoning Permit Sign-off with the following revisions:

☐ Resubmit the following prior to Site Plan/ Subdivision approval:

☒ The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

Reviewed by: Jodi Couture Date: 12/29/2021

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
ALL REVIEWS REQUIRED TO BE SUBMITTED TO THE ENGINEERING DIVISION FOUR WEEKS PRIOR TO THE SCHEDULED MEETING.

COMMENTS AND CONDITIONS OF APPROVAL:

1. The Engineering Division recommends approval of the Lot line Revision provided P&Z secures the necessary easement from the applicant in regards to the generator servicing 25 Pear Lane located in the new area to be part of 6 Smith Road. Alternatively, applicant must shift the generator and utility lines entirely within 25 Pear Lane.

2. All requests for Temporary Certificate of Occupancy (T.C.O.) or Certificate of Occupancy (C.O.) for these lots must show the new property lines and easements.

Approval of Subdivision & Lot Development:

1. The draft Drainage Easement Agreement needs to have the grantor and grantee revised. The water is being passed from 25 Pear Lane onto 6 Smith Road. The Law Department needs to review and approve prior to subdivision approval.

2. The Drainage Summary Report is acceptable.

3. The construction plans shall be revised as follows:
   a. Site Plan Sheets
i. The junction box for PP#1 needs to be relocated into the area of the porous pavement to act as the control structure and maintenance structure for PP#1. The 6” underdrain discharge from the stone bed of PP#1 needs to have the invert into the junction box set at the overflow discharge invert elevation of 67.00.

ii. A junction box must be added for PP#2 to act as a control structure and maintenance structure for PP#2. The 6” underdrain discharge from the stone bed of PP#2 needs to have the invert into the junction box set at the overflow discharge invert elevation of 68.00.

4. The Stormwater Management Practices Maintenance Declaration needs to have the address revised to 25 Pear Lane.

**Standard Conditions of Approval**

1. The Operations and Maintenance Plan Report must include the following for the Certificate of Occupancy:
   b. The final completed Exhibit A, and B
   c. The Maintenance Declaration needs to be filed on the Town of Greenwich Land Records prior to a Certificate of Occupancy. A review of the documents above must be completed before filing on the Town of Greenwich Land Records.

2. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.

3. All requests for a Temporary Certificate of Occupancy (T.C.O.) or a Certificate of Occupancy (C.O.) shall be submitted one month before the T.C.O. or C.O. is required.

4. The submittal for a Temporary or Final Certificate of Occupancy must include the following:
   c. Field Inspection Record (All required photos) – Form SC-106 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   d. Bioretention Soil Testing Certification Sign-Off (as applicable with the bioretention soil gradation test and the phosphorous test for the mixed soil) – Form SC-104 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   h. A Letter discussing all the work that remains to be completed (Only for a Temporary Certificate of Occupancy Submittal).
MEMORANDUM

TO: Patrick LaRow, Deputy Director, P & Z / Assistant Town Planner

FROM: Aleksandra Moch, Environmental Analyst

DATE: December 28, 2021

RE: Tom S. Ward, Ir. TR, 6 Smith Road and 25 Pear Lane, PLPZ 2021 00512
   Site plan by Rocco V. D’Andrea, Inc., dated November 8, 2021.

I have reviewed the above-referenced plan. The following comment is offered for your consideration:

1. The proposed lot-line does not present any concerns to the department as it only seeks to provide a balance of green space between the two parcels.

cc: Conservation Commission
Subdivision Application

Property Address: 25 PEAR LANE
Property Owner: ISRAEL ENGLANDER
Address: 740 PARK AVENUE, N.Y., 10021
Email: JIMMY@ALPERTBUILDING.COM
Applicant: ISRAEL ENGLANDER
Cell Phone: 914-469-5477
Authorized Agent: ANTHONY D'ANDREA
Cell Phone: N/A
Email: ALD@RVD.COM

Zone(s): RA-1
Total Area: 2.2786 ACRES

Please select all relevant items below:
- Preliminary
- Subdivision
- Final
- Coastal
- Resubdivision

Number of Lots:
- Existing: 2
- Proposed: 2

Zone:
- Existing: RA-1
- Proposed: RA-1

Land Reserved:
- Area of Land Reservation: N/A
- Reserved Land Area as Percent of Total Land Area: N/A

History:
- Previous SB #: PLFZ 2019 394
- GLR Map #: 9139
- GLR Map #: of any previously filed subdivisions or surveys: 9139

Utilities:
- Septic
- Well
- Sewer
- Public Water

Health Permit needed and received? N/A

IWWA Permit received? N/A

Property is within 500 feet of a Municipal Boundary of (for notification)

10 lots or 10 or more acres requires Environmental Assessment § 6-266 (19)

To be completed by P&Z staff only:
Check # Check Amount: $________
Application # __________________________

pzSubdivisionApp 2020
Subdivision Application

Property Address: G SMITH ROAD

Property Owner: TOM S. WARD JR. TR

Address: 170 MASON STREET, GREENWICH

Email: C/O JIMMY@APETBUILDING.COM

Cell Phone: 914-409-5477

06830

Other Phone: __________

Applicant: TOM S. WARD JR. TR

Address: __________

Email: SEE ABOVE

Cell Phone: __________

Other Phone: __________

Authorized Agent: ANTHONY D'ANDREA

Address: P.O. BOX 549, RIVERSIDE, CT

Email: ALO@RVDT.COM

Cell Phone: N/A

Other Phone: 203-437-1779

Zone(s): RA-1

Total Area: 2.2786 ACRES

Please select all relevant items below:

- Preliminary
- Final
- Coastal
- Subdivision
- Resubdivision

Number of Lots:

Existing: Z

Proposed: Z

Zone:

Existing: RA-1

Proposed: RA-1

Land Reserved:

Area of Land Reservation: N/A

Reserved Land Area as Percent of Total Land Area: N/A

History:

Previous SB #: PLFZ 2019 394

GLR Map # of any previously filed subdivisions or surveys: 9139

Utilities:

- Septic
- Well
- Sewer
- Public Water

Health Permit needed and received? N/A

IWWA Permit received?__________________________ IWWA Permit #: N/A

- Property is within 500 feet of a Municipal Boundary of ______________________________ (for notification)

- 10 lots or 10 or more acres requires Environmental Assessment § 6-266 (19)

To be completed by P&Z staff only:

Check # ______________ Check Amount: $ __________

Application # ___________________________
Project Narrative  
Revision of Lot Lines  
Lot No. “1R” and Lot No. “2R, Map No. 9139 GLR  
25 Pear Lane and 6 Smith Road  
Tax ID #02-1300/S and Tax ID #02-1496/S  
November 9, 2021

Israel Englander and Tom S. Ward, Jr., Trustee, are owners of contiguous properties at 25 Pear Lane and 6 Smith Road respectively. The properties are known as Lot No. “1R” and Lot No. “2R”, Map No. 9139 GLR.

The two lots were revised to the current configuration as the result of a Revision of Lot Lines approved by the Planning and Zoning Commission under application PLPZ 2019 394 on November 14, 2019.

Subsequent to the Commission’s approval, the two owners designed two virtually identical homes with virtually identical amenities including pools and drainage facilities in accordance with applicable criteria of the Greenwich Building Zone Regulations (GBZR) and the Town Drainage Manual.

The construction of the two homes is complete and the properties have been extensively landscaped. All required Building Code inspections have been completed.

The design of the two lots involved cross-easements for utilities, sewer and the driveway serving No. 6 Smith Road. During construction, the location of the driveway serving No. 6 Smith Road was shifted northerly to eliminate the need for a retaining wall within the property at 25 Pear Lane.

The shift in the driveway resulted in softer slopes along the driveways which have now been landscaped. However, the unintended consequence of the shift resulted in more of the driveway being located within No. 6 Smith Road, which translated to a reduction in the required Green Area on that parcel.

Continuing in the spirit of cooperation exhibited between the two owners throughout the design and construction process, the owner of No. 25 Pear Lane has agreed to convey 4232 square feet of land to the owner of No. 6 Smith Road, in order for that property to have enough area to meet the Green Area requirement of 72% in the RA-1 zone.

The Improvement Location Survey dated November 8, 2021, which is part of the application, provides a summary of pertinent zoning criteria of Coverage, Green Area and Floor Area Ratio.
Subsequent to the proposed conveyance of Lot No. “1RR” will have an area of 48,637 square feet which is sufficient to support floor area of 6,566 square feet. The “As-Built” floor area is 6,222 square feet as documented by the project architect.

The resultant Green Area will be 36,745 square feet or 75.5% of the lot area.

Similarly, the revised Lot “2-RR” will have an area of 50,621 square feet, which is sufficient to support floor area of 6,834 square feet. The “As-Built” floor area is 6,022 square feet.

The resultant Green Area will be 36,483 square feet or 72.1% of the lot area.

Subsequent to approval of the proposed “Revision of Lot Lines”, both lots would be in compliance with all pertinent aspects of the GBZR, including, but not limited to area, lot shape, Green Area and Floor Area Ratio.

The changes in the lot lines will not affect any aspect of drainage required by the Town Drainage Manual.

Anthony L. D’Andrea, PE
Rocco V. D’Andrea, Inc.
November 10, 2021

Peter Mangs
Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich CT 06830

Re: Planning & Zoning Commission
Revision of Lot Lines
Lot No. “1R” and Lot No. “2R”, Map No. 9139 GLR
25 Pear Lane and 6 Smith Road

To Whom It May Concern,

As owner of 25 Pear Lane, Lot No. “1R”, Map No. 9139 GLR, I hereby authorize Rocco V. D’Andrea, Inc to represent my interests in the presentation of an application to the Planning and Zoning Commission for a Revision of Lot Lines.

Sincerely,

[Signature]

Israel Englander

08BK
November 10, 2021

Peter Mangs
Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich CT 06830

Re: Planning & Zoning Commission
Revision of Lot Lines
Lot No. “1R” and Lot No. “2R”, Map No. 9139 GLR
25 Pear Lane and 6 Smith Road

To Whom It May concern,

As owner of 6 Smith Road, Lot No. “2R”, Map No. 9139 GLR, I hereby authorize Rocco V. D’Andrea, Inc to represent my interests in the presentation of an application to the Planning and Zoning Commission for a Revision of Lot Lines.

Sincerely,

[Signature]
Tom S. Ward, Jr., Trustee
AFFIDAVIT

STATE OF CONNECTICUT   )
COUNTY OF FAIRFIELD   ) : GREENWICH

I, Anthony L. D’Andrea, being first duly sworn, do hereby certify that on November 10, 2021, I caused to be mailed, postage prepaid, to those persons whose names are set forth, attached hereto, a copy of the notice attached hereto. Said persons were the record owners, as of November 9, 2021, of property abutting (as said term is defined in Sec. 6-14(a)(14) of the Greenwich Building Zone Regulations) the properties belonging to Israel Englander and Tom S. Ward, Jr., Trustee, for whom an application for approval of a Revision of Lot Lines has been filed with the Greenwich Planning & Zoning Commission.

Anthony L. D’Andrea, PE&LS

Subscribed and sworn to before me on
November 10, 2021

Alicia D. Melillo
Notary Public
My Commission Expires 4/30/2026
November 10, 2021

Re: Greenwich Planning & Zoning Commission
Revision of Lot Lines
Lot No. “1R” and Lot No. “2R”, Map No. 9139 GLR
25 Pear Lane and 6 Smith Road

Dear Adjacent Property Owner:

Our office is representing Israel Englander, owner of 25 Pear Lane, and Tom S. Ward, Jr., Trustee, owner of 6 Smith Road in an application to the Greenwich Planning and Zoning Commission seeking approval of a Revision of Lot Lines affecting Lots No. “1R” and “2R” on Map No. 9139 GLR.

This letter serves as written notice of the said application as required by the Planning and Zoning Commission and Sec. 6-14(a)(3) of the Greenwich Building Zone Regulations.

If you have any questions concerning the above matter, please contact our office or the office of the Planning and Zoning Commission.

Sincerely,

ROCCO V. D'ANDREA, INC.

[Signature]

Anthony L. D’Andrea, PE&LS

ALD:adm
08BKP&ZNotice

cc: Israel Englander
    Tom S. Ward, Jr. Trustee
Adjacent Property Owners
25 Pear Lane
6 Smith Road
Israel Englander
Tax ID #02-1300/S
Tax ID #02-1496/S

Tax ID #02-1473
(3 Pear Lane / Field Point Circle)
140 Field Point Circle Nominee Real Estate
170 Mason Street
Greenwich CT 06830

Tax ID #02-1304/S
(27 Smith Road)
Israel Englander
740 Park Avenue
New York NY 10021

Tax ID #02-1560 / S
Donald J. Casturo
135 Field Point Circle
Greenwich CT 06830

Tax ID #02-1177
Wendy Greenbaum, Tr.
23 Smith Road
Greenwich CT 06830

Tax ID #02-1174/S
(8 Broad Road)
Divya Narendra
44 Laight Street, 2B
New York NY 10013

Tax ID #02-1571/S
Russell F. & Laurie A. Warren
15 Pear Lane
Greenwich CT 06830

6

will
**RESIDENTIAL**

**TRANSFER OF OWNERSHIP**

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**Supplemental Cards**

- **Supplemental Cards**
- **TOTAL LAND VALUE**: 2700000

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*RA6: Sustain*
*CTST: 2016 GL, 2017 GL & 2018 GL*
*GEN: ADDED 'S' ON 5/13/08 PER LETTER FROM C. MANDRAS*
*DTD 5/8/08 - DD*

**Filing Date**
**Est. Cost Field Visit**
**Est. SqFt**
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
Style: Cape
Occupancy: Single family
Story Height: 1.5
Finished Area: 3735
Attic: None
Basement: 3/4

ROOFING
Material: Slate or tile
Pitch: Not available

FLOORING
Slab: B
Sub and joists: 1.0, 1.5
Base Allowance: B, 1.0, 1.5

EXTERIOR COVER
Brick: 1.0, 1.5

INTERIOR FINISH
ACCOMMODATIONS
Finished Rooms: 11
Bedrooms: 5
Formal Dining Rooms: 1
Rec. Type: 2
Room Area: 750
Fireplaces: 2

HEATING AND AIR CONDITIONING
Primary Heat: Hot water - gas
Lower Full Part
Upper Upper
Air Cond: 2389 0 1346

PLUMBING
5 Fixt. Baths: 1 5
3 Fixt. Baths: 3 9
2 Fixt. Baths: 1 2
Kit Sink: 1
TOTAL: 18

REMODELING AND MODERNIZATION

SPECIAL FEATURES

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SUMMARY OF IMPROVEMENTS

Data Collector/Date: SRW 08/12/2008
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 114020 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE 1121300
### RESIDENTIAL

**VALUATION RECORD**

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<td>2631790</td>
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**LAND DATA AND CALCULATIONS**

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<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured</th>
<th>Soil ID</th>
<th>Acreage</th>
<th>Table</th>
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<th>Effective</th>
<th>Effective</th>
<th>Base</th>
<th>Adjusted</th>
<th>Extended</th>
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</tbody>
</table>

**Supplemental Cards**

TRUE TAX VALUE: 2815000

TOTAL LAND VALUE: 2815000
**PHYSICAL CHARACTERISTICS**

- **Style:** Ranch
- **Occupancy:** Single family
- **Story Height:** 1.0
- **Finished Area:** 3211
- **Attic:** Unfinished
- **Basement:** Full

**ROOFING**
- **Material:** Asphalt shingles
- **Type:** Gable
- **Pitch:** Not available

**FLOORING**
- **Slab:** B
- **Sub and joists:** 1.0, A
- **Base Allowance:** B, 1.0, A

**EXTERIOR COVER**
- **Wood Siding:** 1.0, A

**INTERIOR FINISH**
- **Normal for Class:** 1.0

**ACCOMMODATIONS**
- **Finished Rooms:** 8
- **Bedrooms:** 3
- **Dining Rooms:** 1
- **Fireplaces:** 2

**HEATING AND AIR CONDITIONING**
- **Primary Heat:** Hot water - gas
- **Lower /Bamt:** 1
- **Upper:** 0
- **Air Cond:** 0 3211 0

**PLUMBING**
- **5 Fixt. Baths:** 1 5
- **2 Fixt. Baths:** 2 4
- **Kit Sink:** 1 1

**REMODELING AND MODERNIZATION**

<table>
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<tr>
<th>Description</th>
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<tbody>
<tr>
<td>D : Remod 2096</td>
<td>D DOWELL 7420</td>
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<td>MASCUST</td>
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</table>

**SUMMARY OF IMPROVEMENTS**

- **Data Collector/Date:** VM 07/25/2019
- **Appraiser/Date:** TOG 10/01/2015
- **Neighborhood:** Neigh 114020 AV
- **TOTAL IMPROVEMENT VALUE:** 874900
### Deed History for Israel Englander

**25 Pear Lane, Greenwich, Connecticut**

(Asseessor Map No. 253, Lot 02-1300/S)

<table>
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<th>Recorded Date</th>
<th>Volume</th>
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<tr>
<td>4/5/2016</td>
<td>7045</td>
<td>161</td>
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</table>

- **Warranty Deed from Daniel S. Mead to Oliver D. Mead**: (20 Ac. +/-)
- **Certificate as to Real Estate on the Estate of Oliver D. Mead**: appointing Olive M. Mead and Lydia S. Ferris, as Executrices
- **Certificate of Devise from the Estate of Oliver D. Mead**: to Olive M. Mead and Lydia Smith Ferris (now deceased) (each taking an undivided ½ interest) (5.076 Ac. +/-)
- **Warranty Deed from Lydia S. Ferris to Olive M. Mead and Lydia F. Lester**: (her undivided ½ interest)
- **Tax Certificate for the Estate of Olive M. Mead**
- **Certificate of Notice for Land Records on the Estate of Lydia F. Lester**: appointing Haven A. Knight, as Executor
- **Executor's Deed from Haven A. Knight**: as Executor under the Last Will and Testament of Lydia F. Lester to The Second Congregational Church of Greenwich (1.024 Acres)
- **Trustee's Deed from Tom S. Ward, Jr., Trustee**: to **Israel Englander** (1.024 Acres)

**LAW OFFICES OF IVEY, BARNUM & O’MARA, LLC**

By

______________________________

Cortney M. Blanks

Dated: October 28, 2019
BOOK 108. WARRANTEE DEED.

To all People to whom these Presents shall come, Greeting:

KNOW YE THAT I, DANIEL S. HEAD, of the town of Greenwich County of Fairfield, and State of Connecticut,

For the consideration of One ($1) Dollar and other good and valuable considerations, received to my full satisfaction of OLIVIER D. HEAD, of the said town of Greenwich,

We give, grant, bargain, sell and confirm unto the said OLIVIER D. HEAD:

All that certain tract, piece or parcel of land situated in the Field (so-called) in the Town of Greenwich and containing in quantity Twenty (20) acres more or less, and bounded and described as follows, to wit:— Northerly by land of Henry Dayton, and George Dayton, Easterly by the waters of Bush’s Harbor, (so-called) southerly by land of Oliver D. Head, and westerly by Poor Tree Land (so-called) and Field Point Road.

Reserving however to said Daniel S. Head, the free and unencumbered use, income and benefit of said above described premises for and during the term of his natural life. Together with all his right in and to Grade Island so-called.

To have and to hold the above granted and bargained premises, with the privileges and appurtenances thereunto belonging, and all and singular the heretofore mentioned.

And furthermore, the said grantor does, by these presents, bind myself and my heirs forever to WARRANT and defend the above granted and bargained premises to him the said grantor, his heirs and assigns, against all claims and demands whatsoever. In witness whereof, I, have hereunto set my hand and seal the 12th day of March, A.D. 1859.

[Signature]

Daniel S. Head

James R. Head

STATE OF CONNECTICUT,

Greenwich County.

The foregoing instrument, and acknowledgment thereof, of me, the said Daniel S. Head, of the said town and county, was read and explained to me. Signed and sealed.

[Signature]

James R. Head

Notary Public.

Received for record Nov. 10th, 1859.

[Signature]

James R. Head

(Notary Seal) Connecticut.
end appurtenances thereof unto him, the said grantees, his
heirs and assigns forever,
to him and their own proper use and behoof.
AND ALSO, it, the said Grantee, does for itself, and its
successors, covenant
with the said Grantee, his heirs and assigns, that at any
time until the enacting of
those presents, it is well seized of the premises, as a
free and indefeasible estate
in fee simple, and has good right to bargain and sell the
same, in manner and
form as is above written, and that the same is free from
all encumbrances what-
soever, except as aforesaid.
AND FURTHERMORE, it, the said Grantee, does by these
presents bind itself and its
successors forever to BARELY AND DEFEND the above
granted and bargained
premises to him, the said Grantee, his heirs and assigns, against all claims and
demands whatsoever, except as aforesaid.
IN WITNESS WHEREOF, THE QUARRY CLOSE CORPORATION, by its
President as aforesaid,
has hereunto set its corporate name and affixed its seal this 20th day of Jan-
uary, A.D., 1900.
SIGNED, SEALD AND DELIVERED
IN THE PRESENCE OF
Frances G. Monahan
By Alvin R. Young
Robert B. Stearns
STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared THE QUARRY CLOSE CORPORATION, by Alvin R. Young, its Presi-
dent as aforesaid, signer and sealer of the foregoing instrument, who acknowled-
ged that he executed the same and that the same is his free act and deed and the free
act and deed of said THE QUARRY CLOSE CORPORATION, before me.
I hereby certify that Frances G. Monahan, Notary Public,

Received for Record Jan. 20, 1900 at 3:44 P. M. and Recorded by-

CERTIFICATE AS TO REAL ESTATE

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

THIS IS TO CERTIFY THAT Oliver D. Need of the town of Greenwich, in said Distric,
died on the 11th day of January, 1899, at said Greenwich that said deceased was
the owner of mortgages and real estate located in the said Town of Greenwich, and
that said deceased left a will.
Greenwich, Connecticut, January 20, 1899.
Certified by

Olive H. Need
E. C. Fairchild
Lydia S. Harris

Received for Record Jan. 21, 1899 at 11:16 A. M. and Recorded by-

KNOW ALL MEN BY THESE PRESENTS, THAT I, JAMES F. GRAHAM, of the City of Boston,
County of Suffolk and Commonwealth of Massachusetts, as Trustee under instrument
dated August 5, 1899 between Pauline H. Putnam and The Atlantic National Bank of
Boston
do hereby release and discharge a certain mortgage from EUNICE F. PUTNAM to me as
such Trustee for $25,000 dated March 16, 1900 and recorded in the records of the
Town of Greenwich in the County of Fairfield and State of Connecticut, in Book
Receipt by lots numbers 40 and 41 on said map, being land of Eleanor W. Baggett and land of Ruth M. Light and southerly 100.52 feet by lot number 57 on said map, being land of the trust estate of John Reeder, and westerly 70 feet by Millbank Avenue.

All that certain tract, piece or parcel of land, situated, lying and being in said Town of Greenwich, at the north, as called, bounded northerly by Goodland Street, easterly by land now or formerly of Lawrence F. Bexley and land of Emma A. Bexley, southerly by land now or formerly of George F. Clark and westerly by land now or formerly of James Cox.

(Signed)
L. Paul Burke, Judge of the Probate Court for the District of Greenwich

Received for Record July 30, 1947 at 2:07 P.M. and recorded by:

[Signature]
Town Clerk

[Certificate]

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

THIS IS TO CERTIFY THAT Louise McKay of Port Chester, N.Y., died on the 16th day of August 1943, at said Port Chester that said deceased was the owner of real estate located in the said Town of Greenwich, and that said deceased left a will.

Greenwich, Connecticut, July 18, 1947

Certified by

Walter G. Seely, Executor

Received for Record July 30, 1947 at 2:10 P.M. and recorded by:

[Signature]
Town Clerk

[Certificate]

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

I, L. Paul Burke, Judge of the Probate Court for the District of Greenwich, do hereby certify that the receipt by lots numbers 40 and 41 on said map, being land of Eleanor W. Baggett and land of Ruth M. Light and southerly 100.52 feet by lot number 57 on said map, being land of the trust estate of John Reeder, and westerly 70 feet by Millbank Avenue, all that certain tract, piece or parcel of land, situated, lying and being in said Town of Greenwich, at the north, as called, bounded northerly by Goodland Street, easterly by land now or formerly of Lawrence F. Bexley and land of Emma A. Bexley, southerly by land now or formerly of George F. Clark and westerly by land now or formerly of James Cox, is duly recorded in said record, and the same is duly certified to by me, the said L. Paul Burke, Judge of the Probate Court for the District of Greenwich, this 30th day of July A.D. 1947.

[Signature]
L. Paul Burke, Judge of the Probate Court for the District of Greenwich

Received for Record July 30, 1947 at 2:10 P.M. and recorded by:

[Signature]
Town Clerk
BOOK 409 WARRANTEE DEED.

To all People to whom these Presents shall come, Greeting:

KNOW YE THAT I, LYDIA S. FERRIS, widow of WILLIAM J. FERRIS, of the Town of Greenwich, County of Fairfield and State of Connecticut,

For the consideration of One ($1.00) Dollar and other good and valuable considerations received to my full satisfaction of OLIVE M. WEAD and LYDIA F. LESTER, wife of Grenville K. Lester, both of said Town of Greenwich,

Do give, grant, bargain, sell and convey unto the said OLIVE M. WEAD and LYDIA F. LESTER during their joint lives, with the remainder in fee to the survivor, all my undivided one-half (½) interest in and to:

All that certain tract, piece or parcel of land, with the buildings and improvements thereon situated in said Town of Greenwich, bounded northerly by land of Otto and Louis S. Krasilich, land of Albert E. Mitchell and land of Linus Grant Gibson, easterly by Smith Road, southerly by Fair Lane and land of Grenville K. and Lydia F. Lester and westerly by land of said Grenville K. and Lydia F. Lester and by Field Point Road.

Together with the right to use in common with others the private roads known as both said and Fair Lane, as long as the same may be necessary and convenient in passing to and from the conveyed premises.

Together also with all right, title and interest of the Granter in and to so much of the highway Field Point Road as lies in front of and adjacent to the premises to the center line thereof.

The premises devised by the late Oliver D. Wead to the Granter and Olive M. Wead by Article Ninth of a Codicil to his Will said Codicil being dated February 10, 1930.

TO HAVE AND TO HOLD the above grant and bargained premises, with the privileges and appurtenances thereof, unto the said grantees for and during their joint lives and upon the death of either of them, unto the survivor of them and to her heirs and assigns forever, to their own proper use and behoof, it being the intention hereby to convey to the said grantees the use and improvement of said premises during their joint lives and the remainder in fee to the survivor.

We have also to add that the above grant and bargained premises, with the privileges and appurtenances thereof, unto the said grantees for and during their joint lives and upon the death of either of them, unto the survivor of them and to her heirs and assigns forever, to their own proper use and behoof, it being the intention hereby to convey to the said grantees the use and improvement of said premises during their joint lives and the remainder in fee to the survivor.

And furthermore, I, the said Granter do, by these presents, bind myself and my heirs, executors and administrators, and assigns, covenant with the said grantees, their heirs and assigns, that I and until the resiling of these presents, I am well seized of the premises, as a good valuable 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 above mentioned.

And furthermore, I, the said Granter do, by these presents, bind myself and my heirs, executors and administrators, and assigns, covenant with the said grantees, their heirs and assigns, that I and until the resiling of these presents, I am well seized of the premises, as a good valuable 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 above mentioned.

In Witness Whereof, I have hereunto caused to be set my hand and seal this --- day of February, in the year of our Lord nineteen hundred and forty-six.

[Seal]

Shirley P. Hanra
Eleanor Gray

STATE OF CONNECTICUT.

County of FAIRFIELD

February 20th A.D. 1946

I, Lydias S. Ferris, being duly sworn, do solemnly swear to, and declare, that the above is a true and correct copy of the instrument in the office of the Clerk of Fairfield County, Connecticut, and that such instrument was signed and acknowledged by me, and that the said instrument was received by me and recorded in the office of the Clerk of Fairfield County, Connecticut, according to law.

received for Record, Feb. 20, 1946

Notary Public

My Commission Expires April 1, 1949

This is a Deed of Gift, no consideration being received therefrom other than love and affection.
STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

In the Probate Court, District of Greenwich

This certifies that the estate of Lucie Stock late of Greenwich in the Probate District of Greenwich, deceased, has been duly settled in Court; that by the terms of the Will of said deceased, there is devised to Rudolf Staff of Greenwich the following described real estate:

All that certain piece, parcel or tract of land, with the buildings and improvements thereon situated in the Town of Greenwich, County of Fairfield and State of Connecticut, more particularly bounded and described as follows:

Beginning at a point in the easterly line of Riverville Road, said point being located 439.71 feet northerly from the intersection of tangents of the easterly line of Riverville Road with the westerly line of Porchuck Road as measured along the easterly line of Riverville Road and running thence northerly along the easterly line of Riverville the right of a radius of 844.19 feet and north 19° 01' 10" west 231.25 feet; thence along land now or formerly of the Grangefield Farms, Inc., north 30° 30' 30" west 235.7 feet, south 72° 17' east 150.0 feet and south 35° 29' east 150.0 feet and containing 2.792 acres.

Dated at Greenwich this 10th day of June A.D. 1960.

E. Paul Burke
Judge of Probate
for the District of Greenwich

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

This is to certify that

Olive M. Mead

late of Greenwich, deceased,

the residue of the property owned by

Lydia F. Lester

in Greenwich, Connecticut, in joint tenancy with

Lydia S. Ferris

on February 1946

as warranted

to said

Olive M. Mead and Lydia F. Lester

and recorded in the Greenwich Land Records in

Book 409

Page 39

The aforesaid commodity, in connection with the interest of the deceased joint tenant has been fully paid.

June 9, 1960

Judge of Probate for the District of Greenwich, Connecticut.
In the matter of: LESTER, Lydia F.

Date of Certificate: 12/12/95
Date of Death: 10/16/1995
Place where last dwelt: Greenwich, CT
Died: Testate

Fiduciary:
Haven A. Knight, 20 Rustic View Road, Greenwich, CT 06830

Fiduciary's Position of Trust: Executor
Date of Appointment: 12/12/1995

This certificate is made and caused to be recorded in the land records of the town wherein the said deceased was the owner of real property or any interest therein, or a mortgage or lien upon real property.

Haven A. Knight, Executor

As used in this document, the word fiduciary includes the plural, where the context so requires.

Received for Record: DEC 21 1995 at 9:59 A.M. and recorded by Town Clerk.
KNOW ALL MEN BY THESE PRESENTS:

THAT HAVEN A. KNIGHT, as Executor under the Last Will and Testament of Lydia F. Lester, late of Greenwich, Connecticut, deceased, c/o Whitman, Breed Abbott & Morgan, 100 Field Point Road, Greenwich, Connecticut (hereinafter referred to as the Grantor), pursuant to an order of the Greenwich Probate Court dated January 17, 1996, and in consideration of the sum of One ($1.00) Dollar and other valuable consideration received to his full satisfaction of THE SECOND CONGREGATIONAL CHURCH OF GREENWICH, located at 139 East Putnam Avenue, Greenwich, Connecticut (hereinafter referred to as the Grantee), does hereby grant, bargain, sell and convey unto said THE SECOND CONGREGATIONAL CHURCH OF GREENWICH, and unto its successors and assigns forever,

ALL the right, title, interest, claim and demand which the said Lydia F. Lester had at the time of her death, or which he, as such Executor, has or ought to have, in and to that certain piece or parcel of land with the buildings and improvements thereon situated in the Town of Greenwich, County of Fairfield and State of Connecticut, more particularly described on Schedule A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereof, unto the said Grantee, and unto its successors and assigns, to its and their own proper use and benefit forever.

AND the said Executor does hereby covenant with the said Grantee, and with its successors and assigns, that said Executor has full power and authority, as such Executor, to grant and convey the above-described premises in manner and form aforesaid and for himself and his heirs, executors, administrators, successors and assigns does further covenant to warrant and defend the same to the said Grantee, and to its successors and assigns, against the claims of any person or persons whomsoever, claiming by, from or under said Executor.

IN WITNESS WHEREOF, HAVEN A. KNIGHT, as such Executor, has hereunto set his hand and seal this 18th day of March, 1996.

In the presence of:

Charles E. Coates, Esq.

STATE OF CONNECTICUT) ss: Greenwich
COUNTY OF FAIRFIELD

Personally appeared before me, Haven A. Knight, Executor of the Estate of Lydia F. Lester, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, and the free act and deed of said Estate.
ALL that certain tract, piece or parcel of land with the buildings and improvements thereon situated in the Town of Greenwich, County of Fairfield and State of Connecticut being more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Smith Road formed by the intersection of the division line between the premises herein described and land now or formerly of William Johnson Mayer, running thence southerly along the westerly line of Smith Road a distance of 91.81 feet on a curve to the right having a radius of 1,302.94 feet, thence 112.4 feet along an arc of a circle curving to the right having a radius of 87.29 feet to the northerly side of Pear Lane continuing thence in a westerly direction along the northerly side of Pear Lane South 86 degrees 29' West, 155.81 feet to land now or formerly of Doris Brown, running thence northerly along land of said Doris Brown North 5 degrees 02' 30" West 107.98 feet, thence South 87 degrees 27' West 40.00 feet, thence North 5 degrees 52' West, 227.16 feet to land now or formerly of Herman J. and Barbara B. Brickman, thence along said land of Brickman North 85 degrees 14' East, 38.65 feet to land now or formerly of William Johnson Mayer, thence along said land of Mayer South 5 degrees 32' East, 189.57 feet and North 85 degrees 27' East, 267.95 feet to the point and place of beginning. Said premises contain an area of 1.024 acres and are generally bounded northerly by land of Brickman and Mayer, easterly by Smith Road, southerly by Pear Lane and westerly by land of Brown.

TOGETHER with all right, title and interest in and to Pear Lane and Smith Road bounding said premises.

Said premises are conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation or public or private law inclusive of zoning, building and planning, and inland wetlands and watercourses laws, rules and regulations as established in and for the Town of Greenwich.

2. Any and all real property taxes becoming due and payable after delivery of the deed.

3. Such a state of facts as would be disclosed by a current accurate survey and by a personal inspection of the premises.
TRUSTEE'S DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT Tom S. Ward, Jr., Trustee with a mailing address c/o Ivey, Barnum & O'Mara, LLC, 170 Mason Street, Greenwich, CT 06830 for consideration of TEN & 00/100 DOLLARS ($10.00), grant to Israel Englander of 740 Park Avenue, New York, NY 10021 with TRUSTEE'S COVENANTS all that certain real property known as 25 Pear Lane, Greenwich, CT 06830, being more particularly described in Schedule A attached hereto and made a part hereof

Said Premises are conveyed subject to

1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises

2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed

3. Such additional encumbrances, if any, as more particularly set forth in Schedule A attached hereto

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 31st day of March, 2016

[Signature]
Tom S. Ward, Jr., Trustee

Signed, sealed and delivered in the presence
of or attested by

Witness [Signature]

Witness [Signature]

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

} ss Greenwich

Personally appeared Tom S. Ward, Jr., Trustee, signer and sealer of the foregoing instrument, 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 in the capacity therein stated, before me, on this 31st day of March, 2016

[Notary Public]
Notary Public Commissioner of the Superior Court
Notary Public
My Commission Expires: 8/31/2017
SCHEDULE A

ALL that certain tract, piece or parcel of land with the buildings and improvements thereon situated in the Town of Greenwich, County of Fairfield and State of Connecticut being more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Smith Road formed by the intersection of the division line between the premises hereinafter described and land now or formerly of William Johnson Mayer; running thence southerly along the westerly line of Smith Road a distance of 91.81 feet on a curve to the right having a radius of 1,300.94 feet, thence 112.4 feet along an arc of a circle curving to the right having a radius of 87.29 feet to the northerly side of Pear Lane continuing thence in a westerly direction along the northerly side of Pear Lane South 85 degrees 29' West, 155.81 feet to land now or formerly of Doris Brown, running thence northerly along land of said Doris Brown North 5 degrees 02' 30" West 107.98 feet, thence South 87 degrees 27' West 40.00 feet, thence North 5 degrees 52' West, 227.16 feet to land now or formerly of Herman J. and Barbara B. Brickman, thence along said land of Brickman North 85 degrees 14' East, 38.66 feet to land now or formerly of William Johnson Mayer, thence along said land of Mayer South 5 degrees 52' East, 109.57 feet and North 85 degrees 27' East, 267.95 feet to the point and place of beginning. Said premises contain an area of 1.024 acres and are generally bounded northerly by land of Brickman and Mayer, easterly by Smith Road, southerly by Pear Lane and westerly by land of Brown.

TOGETHER with all right, title and interest in and to Pear Lane and Smith Road bounding said premises.

Said premises are conveyed subject to the following:


4. Rights of others in and to the private road known as Pear Lane.

5. Private Association dues becoming due and payable after delivery of the deed.

6. Such state of facts as an accurate survey or physical inspection of the premises might disclose.
# Deed History for The 6 Smith Road Nominee Real Estate Trust

## 6 Smith Road, Greenwich, Connecticut

(Assessor Map No. 252, Lot 02-1496/5)

<table>
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<th>Recorded Date</th>
<th>Volume</th>
<th>Page</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>11/10/1906</td>
<td>108</td>
<td>248</td>
<td>Warranty Deed from Daniel S. Mead to Oliver D. Mead (20 Ac. +/-)</td>
</tr>
<tr>
<td>1/21/1939</td>
<td>357</td>
<td>298</td>
<td>Certificate as to Real Estate on the Estate of Oliver D. Mead, appointing Olive M. Mead and Lydia S. Ferris, as Executrices</td>
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<tr>
<td>7/15/1946</td>
<td>413</td>
<td>311</td>
<td>Executrix Deed from Olive M. Mead, as sole surviving Executrix of the Last Will and Testament of Oliver D. Mead to Lina Grant Gibson (Map No. 2283, 1.254 Ac)</td>
</tr>
<tr>
<td>7/15/1946</td>
<td>413</td>
<td>312</td>
<td>Quit Claim Deed from Lucy A. Mead, S. Warren Mead, Olive M. Mead, as individuals, and Olive M. and Lydia F. Lester, as Executrices of the Will of Cora A. Guy to Lina Grant Gibson (Map No. 2283, 1.254 Ac)</td>
</tr>
<tr>
<td>7/15/1946</td>
<td>413</td>
<td>314</td>
<td>Quit Claim Deed from Lydia F. Lester and Olive M. Mead to Lina Grant Gibson (Map No. 2283, 1.254 Ac)</td>
</tr>
<tr>
<td>11/4/1960</td>
<td>642</td>
<td>10</td>
<td>Warranty Deed from Lina Grant Gibson to Leo van Munching (Map No. 2283, 1.254 Ac)</td>
</tr>
<tr>
<td>5/29/1963</td>
<td>686</td>
<td>233</td>
<td>Warranty Deed from Leo Van Munching to Reginald L. Vayo (Map No. 2283, 1.254 Ac)</td>
</tr>
<tr>
<td>1/7/1981</td>
<td>1203</td>
<td>68</td>
<td>Warranty Deed from Reginald L. Vayo to Nancy G. Parker (Map No. 2283, 1.254 Ac)</td>
</tr>
<tr>
<td>3/9/1993</td>
<td>2357</td>
<td>295</td>
<td>Warranty Deed from Nancy G. Parker to William Johnson Mayer (Map No. 2283, 1.254 Ac)</td>
</tr>
<tr>
<td>7/16/2019</td>
<td>7531</td>
<td>82</td>
<td>Warranty Deed from William Johnson Mayer to The 6 Smith Road Nominee Real Estate Trust (Map No. 2283, 1.254 Ac)</td>
</tr>
</tbody>
</table>

Referenced Map No. 2283 – “Property of Lina Grant Gibson, Greenwich, Conn.” certified substantially correct by W.R. Devaul for S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn. dated June 12, 1946.

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**LAW OFFICES OF IVEY, BARNUM & O'MARA, LLC**

**By**

Cortney M. Blanks

Dated: October 28, 2019
BOOK 109. WARRANTEE DEED.

To all People to whom these Presents shall come, Greeting:

KNOW YE THAT I, DANIEL S. MEAD, of the town of Greenwich County of Fairfield,
and State of Connecticut,

For the consideration of one ($1) Dollar and other good and valuable considerations,
received to my full satisfaction of OLIVER D. MEAD, of the said town of Greenwich,

Do give, grant, bargain, sell and convey unto the said OLIVER D. MEAD:

All that certain tract, piece or parcel of land situated in the Field (so-called) in the Town of Greenwich and containing in quantity Twenty (20) acres more or less, and bounded and described as follows, to wit:—

Northerly by land of Henry Dayton and George Dayton, Easterly by the waters of Bush's Harbor (so-called) southerly by land of Oliver D. Mead, and Westerly by Pea Tree Lane (so-called) and Field Point Road.

Reserving, however, to said Daniel S. Mead, the free and unobstructed use, income and benefit of said above described premises for and during the term of his natural life. Together with all his right in and to Grads Island so-called.

To have and to hold the above granted and bargained premises, with the privileges and appurtenances thereof unto him the said grantee his heirs and assigns forever to him and their own proper use and benefit. And also I, the said grantor, do for myself and my heirs, executors, and administrators, convey with the said grantor his heirs and assigns, that at and until the recording of these present, I am well advised of the premises, as a good and valuable 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 above mentioned.

And Furthermore, I, the said grantor, do, by these presents, bind myself and my heirs forever to warrant and defend the above granted and bargained premises to him the said grantee, his heirs and assigns, against all claims and demands whatsoever.

In Witness Whereof, I have hereunto set my hand and seal this 12th day of March A.D. 1800.

[Signature]
Daniel S. Mead,

[Signature]
Anna Hicks Mead,

[Signature]
Joseph R. Mead,

STATE OF CONNECTICUT

Parish of Greenwich,

[Signature]
Daniel S. Mead,

of the County and State aforesaid, personally appeared Daniel S. Mead and acknowledged the same to be his free, clear and void before me.

U.S. Int. Rev. Stamps to the amount of $10.00 duly affixed and cancelled.

Received for Record at 9 A.M. and recorded by

[Signature] (Notary Seal)

Notary Public.

Connecticut.
and appurtenances thereof unto him, the said grantee, his heirs and assigns forever, to his and their use and behoof.

AND ALSO, it is further agreed and provided that the said grantee, his heirs and assigns, shall at all times, during the continuance of these presents, as is well believed of the premises, as a good indefeasible estate in fee simple, and has good right to bargain and sell the same, in manner and form as in above written, and that the same is free from all encumbrances whatsoever, except as aforesaid.

AND FURTHERMORE, it is agreed and provided that the said grantee, his heirs and assigns, shall at all times, during the continuance of these presents, as is well believed of the premises, as a good indefeasible estate in fee simple, and has good right to bargain and sell the same, in manner and form as in above written, and that the same is free from all encumbrances whatsoever, except as aforesaid.

IN WITNESS WHEREOF, the GRANTOR, by its President aforesaid, has hereunto set its corporate name and affixed its seal this 20th day of January, A. D., 1930.

SIGNED, SEALD AND DELIVERED

IN THE PRESENCE OF

FRANCIS G. HANSON

ALVIN R. YOUNG

ROBERT D. SADO

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

GS. Greenwhich January 20th, A. D., 1930.

Personally appeared the GRANTOR, by its President aforesaid, a duly authorized officer of the foregoing instrument, who acknowledged that he executed the same and that the same is his free act and deed and the free act and deed of said GRANTOR, before me.

Received for Record Jan. 20, 1930 at 5:44 P. M. and Recorded by-

CERTIFICATE AS TO REAL ESTATE

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

GS. PROBATE DISTRICT OF GREENWICH

THIS IS TO CERTIFY THAT Oliver D. Head of the town of Greenwhich, in said District, died on the 11th day of January, 1930, at said Greenwhich, the owner of mortgages and real estate, located in the said Town of Greenwhich, and that said deceased left a will.

Greenwhich, Connecticut, January 20, 1930.

Certified by

OLIVE H. HEAD

Excurtices

LYDIA S. FORS

Received for Record Jan. 21, 1930 at 11:18 A. M. and Recorded by-
BOOK 413 MISCELLANEOUS

July 16, 1946

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME,
GREETING:

KNOW YE, THAT I, OLIVE H. HEND, of the Town of Greenwich, County of Fairfield and State of
Connecticut, as sole surviving Executrix of the Last Will and Testament of Oliver D. Hend,
late of said Town of Greenwich, deceased, under and by virtue of the power and authority given
to me as such Executrix by the Last Will and Testament of said Oliver D. Hend as now fully
appears by reference to said Will, which Will is on file in the Probate Court for the District
of Greenwich, and in consideration of the sum of Eighteen Thousand Eight Hundred and Ten
($18,810.00) Dollars received to my full satisfaction of LINA GRANT GIBSON, wife of Nathaniel
Gibson, of said Town of Greenwich, do give, grant, bargain, sell and convey unto the said
LINA GRANT GIBSON all the undivided right, title, interest, claim and demand which the said
Oliver D. Hend had at the time of his death, or which I, as such Executrix, have or ought to
have in and to:

All that certain tract of land, situated in said Town of Greenwich, and bounded and described
as follows:

Beginning at a point on the westerly side of Smith Road formed by the intersection of the
division line between land hereby conveyed and other land of the Grantee with the westerly
side of said Road and running thence southerly along the westerly side of said Road a distance
of 102.10 feet on a curve to the right having a radius of 1302.04 feet, thence through land
of the Estate of Oliver D. Hend, South 85° 27' West 207.90 feet and North 8° 32' West 189.87
feet to land of the Grantee, thence along land of said Grantee North 85° 14' East 502.45 feet
to the point or place of beginning and containing 1.264 acres.

The general boundaries of the above described tract of land are northerly by land of the
Grantee, Easterly by Smith Road and Southerly and Wasterly by other land of the Estate of
Oliver D. Hend.

Said premises are fully and definitely shown on a certain map entitled "Property of Lina Grant
Gibson, Greenwich, Conn." made by S. E. Minor & Co., Inc., Civil Engineers, June 12, 1946, to be
filed in the office of the Town Clerk of said Town of Greenwich.

To-will or with the right to use Smith Road in common with others to whom such rights have been
or may hereafter be granted, therefore, as the same may be necessary and convenient in passing
and from the premises and for the purpose of supplying the premises with electric light,
telephone, water, sewer and gas.

Said premises are conveyed subject to the following:

1. Zoning and planning laws, rules and regulations as established in and for the Town of
Greenwich.

2. Second Installment of the Town of Greenwich Tax on the list of June 1, 1946, due and payable
in July, 1946.

3. Town of Greenwich Tax on the list of June 1, 1946, due and payable in January and July, 1947.

This deed is given and accepted upon the following express covenants and agreements which are
to run with the land hereby conveyed and be binding upon the Grantee, her heirs and assigns
forever, viz:

1. That the Grantee, her heirs and assigns, shall not use said premises, or permit the same
to be used for any purpose other than a strictly private residence for one family, nor for any
business purposes whatsoever; nor construct, use, maintain or permit upon any part of said prem-
ises any water closet, privy, cesspool or drain (other than for surface water) except in
connection with the approved sewerage system in use on the premises, shown on a certain map
entitled "Property of Oliver D. Reed, Greenwich, Conn." now on file in the Office of the Town
Clerk of said Town of Greenwich, but wherefrom the grade or otherwise it may be impossible
to use said sewerage system, that said Grantee, her heirs and assigns, will only maintain a
sanitary sewerage disposal system.
2. The Grantee, her heirs and assigns, shall not erect or maintain any division fences or
hedges between said premises and the adjoining land, other than a stone fence, brick fence,
or hedge, and if stone, brick or hedge is used, it shall not be over five (5) feet in height.
3. Any dwelling house to be erected on said property shall be of a first cost of not less
than Thirty Thousand (£30,000.00) Dollars, excluding an employee's cottage, which may be of
a lesser cost, and no dwelling house, garage or employee's cottage shall be erected nearer
than seventy-five (75) feet to said Smith Road.
4. The premises hereby conveyed shall not be subdivided for the purpose of sale or other pur-
pose of sale or other purpose without the written consent of the Grantor.
6. During the lifetime of said Oliver D. Reed, the plans and elevations for a dwelling house
and any outbuilding to be erected on said lots shall be submitted to her for approval, and no
construction shall commence until such approval has been obtained. During the lifetime of
said Oliver D. Reed, no alterations to any such dwelling house or outbuilding shall be commenced
until this approval has been obtained.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof,
unto the said Grantee, her heirs and assigns forever, to her and their own proper use and
enjoyment. And I, the said Grantor, do for myself, my heirs, successors or assigns, covenant
with the said Grantee, her heirs and assigns, that I have full power and authority as Executrix
aforesaid to bargain and sell the same in manner and form as above written.

IN WITNESS WHEREOF, I, as such Executrix, have hereunto set my hand and seal this 13th day
of July, A.D. 1946.

Sealed, Signed, and Delivered

In presence of:

William G. Hirschberg
E. C. Hanan

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

Personally appeared OLIVIA M. HEAD, Executrix aforesaid, signer and sealer of the foregoing
instrument, and acknowledged the same to be her free act and deed as such Executrix before me,
the undersigned Notary Public for the County of Fairfield, in and for the State of Connecticut,

William G. Hirschberg, Notary Public

Received for Record July 15, 1946 at 4:10 P. M. and recorded by:

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that we, LUCY A. HEAD, S. HARVEY HEAD, OLIVIA M. HEAD, all of the Town of Greenwich,
County of Fairfield and State of Connecticut, and said OLIVIA M. HEAD and LYDIA P. LESTER, of
said Town of Greenwich, as Executors of the Will of تقوم A. Guy, deceased,
for the consideration of One (£1.00) Dollar and other good and valuable considerations
received to our full satisfaction of LIMA GRANT O'SULL, wife of Richard Gibson, of said Town
of Greenwich,
do promise, release, and forever QUIT-CLAIM unto the said LIMA GRANT O'SULL, her heirs and
assigns forever, all the right, title, interest, claim and demand whatsoever we, the said
Executors by virtue of a certain Quit Claim Deed from Augustus F. Reed and William G. Hirsch-
berg, as Executors of the Last Will and Testament of Anna H. Reed, deceased, to the
Benevolent

Q.C. (G)
connection with the approved sewerage system in use on the premises, shown on a certain map entitled "Property of Oliver D. Head, Greenwich, Conn," now on file in the Office of the Town Clerk of said Town of Greenwich, but where from the grade or otherwise it may be impossible to use said sewerage system, that said Grantee, her heirs and assigns, will only maintain a sanitary sewerage disposal system.

2. The Grantee, her heirs and assigns, shall not erect or maintain any division fences or hedges between said premises and the adjoining land, other than a stone fence, brick fence, or hedge, and if stone, brick or hedge is used, it shall not be over five (5) feet in height.

3. Any dwelling house to be erected on said property shall be of a first cost of not less than thirty thousand (30,000.00) dollars, excluding an employer's cottage, which may be of a lesser cost, and no dwelling house, garage or employer's cottage shall be erected nearer than seventy-five (75) feet to said Smith Road.

4. The premises hereby conveyed shall not be subdivided for the purpose of sale or other purpose of sale or other purpose without the written consent of the Grantor.

5. During the lifetime of said Oliver N. Head, the plans and elevations for a dwelling house and any outbuilding to be erected on said lot shall be submitted to her for approval, and no construction shall commence until such approval has been obtained. During the lifetime of said Oliver N. Head, no alterations to any such dwelling house or outbuilding shall be commenced until such approval has been obtained.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, her heirs and assigns forever, to her and their own proper use and behoof. And I, the said Grantor, do for myself, my heirs, successors or assigns, covenant with the said Grantee, her heirs and assigns, that I have full power and authority as Executrix aforesaid to transfer and sell the same in manner and form as above written.

IN WITNESS WHEREOF, I, as such Executrix, have hereunto set my hand and seal this 13th day of July, A.D. 1946.

Ddined, Sealed, and Delivered

in presence of:

William S. Hirschberg
Mary E. Hancek

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared OLIVER N. HEAD, Executrix aforesaid, signer and sealor of the foregoing instrument, and acknowledged the same to be her free act and deed as such Executrix before me, in accordance with the laws of this State.

July 13, 1946

William S. Hirschberg, Notary Public

Received for Record July 15, 1946 at 4:10 P.M., and recorded by:

To all persons to whom these presents shall come, greeting:

KNOW YE, That I, LUCY A. HEAD, S. WARREN HEAD, OLIVER N. HEAD, all of the Town of Greenwich, County of Fairfield and State of Connecticut, and said OLIVER N. HEAD and LINDA J. LESTER, of said Town of Greenwich, as Executors of the Will of Cora A. Boy, deceased, for the consideration of one (1.00) dollar and other good and valuable considerations received to our full satisfaction of LINA GRANT O'BRIEN, wife of Richard Gibbon, of said Town of Greenwich, do renice, release, and forever QUIET CLAIM unto the said LINA GRANT O'BRIEN, her heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as we, the said reseors, by virtue of a certain Quit Claim Deed from Augustus I. Head and William S. Hirschberg, as Executors of the Last Will and Testament of Anna M. Head, deceased, to the Relseneor
BOOK 413 MISCELLANEOUS

dated June 1, 1946, and recorded in the office of the Town Clerk of said Town of Greenwich, in Book 290 at Page 325, have in or for:

All that certain tract of land, situated in said Town of Greenwich, and bounded and described as follows:

Beginning at a point on the westerly side of Smith Road formed by the intersection of the division line between land hereby conveyed and other land of the heirs of the Principal with the westerly side of said Road and running thence Southerly along the westerly side of said Road a distance of 105.10 feet on a curve to the right having a radius of 1502.04 feet, thence through land of the Estate of Oliver D. Mead, South 86° 27' West 207.05 feet and North 5° 53' West 199.27 feet to land of the Principal, thence along land of said Principal North 86° 14' East 500.46 feet to the point or place of beginning and containing 1.054 acres.

The general boundaries of the above described tract of land are Northerly by land of the Principal, Easterly by Smith Road and Southerly and Wasterly by other land of the Estate of Oliver D. Mead.

Said premises are fully and definitely shown on a certain map entitled "Property of Lena Grant Gibbon, Greenwich, Conn." made by S. D. Minor & Co., Inc., Civil Engineers, June 12, 1946, to be filed in the office of the Town Clerk of said Town of Greenwich.

Together with the right to use Smith Road in common with others to whom such rights have been or may hereafter be granted, insofar as the same may be necessary and convenient in passing to and from the premises and for the purpose of supplying the premises with electric light, telephone, water, sewer and gas.

TO HAVE AND TO HOLD the premises, with all the appurtenances unto the said Principal, her heirs and assigns forever, as that neither we, the Relesees, nor our heirs or any other person under us or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom we and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of June, A.D. 1946.

Signed, Sealed and Delivered

in presence of

William S. Hirschberg [as to L.A.N. and] Lucy A. Mead [L. S.]
Mary C. Hanscom [as to S.W.M.] S. Warren Mead [L. S.]
William S. Hirschberg [as to Olive N. Head individually and] Olive M. Head [L. S.]
Mary A. Knapley as Coexecutor [as Coexecutor] Lydia F. Lester [L. S.]
Adelaide W. Smith as to Olive M. Mead [L.F.L.]
Louise H. Mead [as Executors]

STATE OF CONNECTICUT  SS., Greenwich
COUNTY OF FAIRFIELD

Personally Appeared LUCY A. MEAD, one of the Signers and Sealers of the foregoing Instrument, and acknowledged the same to be her free act and deed, before me.

William S. Hirschberg, Notary Public

STATE OF CONNECTICUT  SS., Greenwich
COUNTY OF FAIRFIELD

Personally appeared S. WARREN MEAD, one of the Signers and Sealers of the foregoing Instrument, and acknowledged the same to be his free act and deed, before me.

William S. Hirschberg, Notary Public

STATE OF CONNECTICUT  SS., Greenwich
COUNTY OF FAIRFIELD

Personally appeared OLIVE M. MEAD, individually and as Executor of the Will of Core A. Guy, deceased, one of the Signers and Sealers of the foregoing Instrument, and acknowledged the
BOOK 43 MISCELLANEOUS

same to her free act and deed, individually and as such Executrix, before me.

WILLIAM S. HIRSHBERG, Notary Public

STATE OF CONNECTICUT

COUNTY OF LITCHFIELD

23; Bridgewater

June 25, A. D. 1946.

Personally appeared LYDIA F. LEITER, as Executrix of the Will of CORA A. Guy, deceased, one of the Signers and Sealers of the foregoing Instrument, and acknowledged the same to be her free act and deed as such Executrix, before me.

(Signed) Edith N. Canfield, Town Clerk

Received for Record July 16, 1946 at 4:15 P. M. and recorded by:

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That we, LYDIA F. LEITER, wife of Grenville K. Leiter, and OLIVE H. MEAD, both of the Town of Greenwich, County of Fairfield and State of Connecticut, for the consideration of One ($1.00) Dollar and other good and valuable considerations received to our full satisfaction of LINA GRANT GIBSON, wife of Richard Gibson, of said Town of Greenwich,
do release, release, and forever QUIT-CLAIM unto the said LINA GRANT GIBSON, her heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as we, the said releasees, have or ought to have in or to:

All that certain tract of land, situated in said Town of Greenwich, and bounded and described as follows:

Beginning at a point on the westerly side of Smith Road formed by the intersection of the division line between land hereby conveyed and other land of the Releasees with the westerly side of said Road and running thence southerly along the westerly side of said Road a distance of 193.18 feet on a curve to the right having a radius of 1500.94 feet, thence through land of the estate of Oliver D. Road, South 85° 27' West 209.95 feet and North 85° 27' West 180.87 feet to land of the Releasees, thence along land of said Releasees North 85° 14' East 303.45 feet to the point or place of beginning and containing 1.004 acres.

The general boundaries of the above described tract of land are northerly by land of the Releasees, westerly by Smith Road and southerly and westerly by other land of the estate of Oliver D. Road.

Said premises are fully and definitely shown on a certain map entitled "Property of Lina Grant Gibson, Greenwich, Conn." made by S. E. Minor & Co., Inc., Civil Engineers, June 12, 1946, to be filed in the office of the Town Clerk of said Town of Greenwich.

Together with the right to use Smith Road in common with others to whom such rights have been granted, insomuch as the same may be necessary and convenient in passing to and from the premises and for the purpose of supplying the premises with electric light, telephone, water, sewer and gas.

Said premises are conveyed subject to the following:

1. Zoning and planning laws, rules and regulations as established in and for the Town of Greenwich.

2. Second installment of the Town of Greenwich Tax on the list of June 1, 1946, due and payable in July, 1946.

3. Town of Greenwich Tax on the list of June 1, 1946, due and payable in January and July, 1947.

This Deed is given and accepted upon the following express covenants and agreements which are to run with the land hereby conveyed and be binding upon the releasees, her heirs and assigns forever, viz.:

1. That the Releasees, her heirs and assigns, shall not use said premises, or permit the same to be used for any purpose other than a strictly private residence for one family, nor for
BOOK 413 MISCELLANEOUS

STATE OF CONNECTICUT
COUNTY OF LITCHFIELD

Personally appeared LINDA F. LESTER, as Executrix of the Will of Gore A. Guy, deceased, one of the Signers and Sealers of the foregoing Instrument, and acknowledged the same to be her free act and deed as such Executrix, before me.

William L. Hirschberg, Notary Public

June 25, A. D. 1946.

(Sign)

Edith H. Canfield, Town Clerk

Received for Record July 15, 1946 at 4:15 P.M. and recorded by:

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That We, LINDA F. LESTER, Wife of Grenville K. Lester, and OLIVE S. HEAD, both of the Town of Greenwich, County of Fairfield and State of Connecticut,

For the consideration of One ($1.00) Dollar and other good and valuable considerations received to our full satisfaction of LINA GRANT GIBSON, Wife of Richard Gibson, of said Town of Greenwich,

do remise, release, and forever QUIET-CLAIM unto the said LINA GRANT GIBSON, her heirs and assigns forever, all that right, title, interest, claim and demand whatsoever as we, the said releasers, have or ought to have in or to:

All that certain tract of land, situated in said Town of Greenwich, and bounded and described as follows:

Beginning at a point on the westerly side of Smith Road formed by the intersection of the division line between land hereby conveyed and other land of the Releasors with the westerly side of said Road and running thence southerly along the westerly side of said Road a distance of 103.19 feet on a curve to the right having a radius of 1306.24 feet, thence through land of the Estate of Oliver D. Head, South 69° 27' West 159.56 feet and North 69° 52' West 189.87 feet to land of the Releasors, thence along land of said Releasors North 66° 14' East 302.45 feet to the point or place of beginning and containing 1.564 acres.

The general boundaries of the above described tract of land are Northerly by land of the Releasors, Wasterly by Smith Road and Southerly and Wasterly by other land of the Estate of Oliver D. Head.

Said premises are fully and definitely shown on a certain map entitled "Property of Lina Grant Gibson, Greenwich, Conn." made by J. E. Minor & Co., Inc., Civil Engineers, June 12, 1946, to be filed in the Office of the Town Clerk of said Town of Greenwich.

Together with the right to use Smith Road in common with others to whom such rights have been or may hereafter be granted, insofar as the same may be necessary and convenient in passing to and from the premises and for the purpose of supplying the premises with electricity, telephone, water, sewer and gas.

Said premises are conveyed subject to the following:

1. Zoning and planning laws, rules and regulations as established in and for the Town of Greenwich.

2. Second installment of the Town of Greenwich Tax on the list of June 1, 1945, due and payable in July, 1946.

3. Town of Greenwich Tax on the list of June 1, 1946, due and payable in January and July, 1947.

This Deed is given and accepted upon the following express covenants and agreements which are to run with the land hereby conveyed and be binding upon the Releasors, her heirs and assigns forever, viz.:

1. That the Releasors, her heirs and assigns, shall not use said premises, or permit the same to be used for any purpose other than a strictly private residence for one family, nor for
any business purposes whatsoever; nor construct, use, maintain or permit on any part of said premises any water closet, privy, cesspool or drain (other than for surface water) except in connection with the approved sewerage system in use on the premises, shown on a certain plat entitled "Property of Oliver D. Head, Greenwich, Conn." now on file in the Office of the Town Clerk of said Town of Greenwich, but wherefrom the grade or otherwise it may be impossible to use said sewerage system, that said Releasees, her heirs and assigns, will only maintain a sanitary sewerage disposal system.

3. The Releasees, her heirs and assigns, shall not erect or maintain any division fences or hedges between said premises and the adjoining land, other than a stone fence, brick fence, or hedge, and if stone, brick or hedge is used, it shall not be over five (5) feet in height.

4. Any dwelling house to be erected on said property shall be of a first cost of not less than Thirty Thousand ($30,000.00) Dollars, excluding any employee's cottage, which may be of a lesser cost, and no dwelling house, garage or employee's cottage shall be erected nearer than seventy-five (75) feet to said Smith Road.

5. The premises hereby conveyed shall not be subdivided for the purpose of sale or other purpose without the written consent of the Releasees.

6. During the lifetime of said Oliver M. Head, the plans and elevations for a dwelling house and any outbuilding to be erected on said lot shall be submitted to her for approval, and no construction shall commence until such approval has been obtained. During the lifetime of said Oliver M. Head, no alterations to any such dwelling house or outbuilding shall be commenced until like approval has been obtained.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Releasees, her heirs and assigns forever, so that neither we, the Releasees, nor our heirs nor any other person under us or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom we and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10th day of June, A. D. 1945.

Signed, Sealed and Delivered

in presence of

Louis P. Nooz { as to
Adelaide H. Smith L.P.R.

Lydia F. Lester (L. S.)

Olive W. Head (L. S.)

William S. Hirschberg { as to
Mary E. Hancock O.K.R.

STATE OF CONNECTICUT
COUNTY OF LITCHFIELD
BB. Bridgewater June 10, A. D. 1945

Personally Appeared LYDIA F. LESTER, Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed, before me.

Edith M. Canfield, Town Clerk

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD
BB. Greenwich July 15, A. D. 1946

Personally appeared OLIVE M. HEAD, Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed, before me.

William S. Hirschberg, Notary Public

Received for Record July 15, 1946 at 4:12 P. M. and recorded by:

Ex Deed

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

BE IT KNOWN, That I, L. HANSY LEECH, of the Town of Greenwich, County of Fairfield and State of Connecticut, as Executor of the Last Will and Testament of Anna Grace Marks, into of Fort Pierce, Florida, deceased, under and by virtue of the power and authority given to me as such
To all People to Whom these Presents shall Come Greeting:

KNOW YE, That I, LINA GRANT GIBSON, of the Town of Greenwich, County of Fairfield, and State of Connecticut,

for the consideration of ONE ($1.00) DOLLAR, and other good and valuable considerations,

received to my full satisfaction of Leo van Munching, also of the Town of Greenwich, in said County and State,

do give, grant, bargain, sell and confirm unto the said Leo van Munching

ALL, that certain tract, piece, or parcel of land, situated, lying and being in the Town of Greenwich, County of Fairfield and State of Connecticut, containing 1.256 acres and more particularly shown and designated on a certain map entitled "Property of Lina Grant Gibson, Greenwich, Conn," certified Substantially Correct by W. R. Dewulf for 3. E. Minor & Co., Inc. Civil Engineers, Greenwich, Conn., June 12, 1946 and on file in the Town Clerk's Office of said Town of Greenwich and therein numbered 22663, reference thereto being hereby made for a more particular description of said premises.

Being the same premises conveyed to the Grantee herein by three certain deeds, the first an Executor's Deed from Olive M. Nead, Executrix of the Last Will and Testament of Oliver D. Nead, deceased, dated July 13, 1946 and recorded in said Land Records in Book 413 at Page 311; the second a Quit Claim Deed from the Executors of the Will of Cora A. Guy, deceased, dated June 25, 1946 and recorded in said Land Records in Book 413 at Page 312; the third a Quit Claim Deed from Lydia F. Lester, et al., dated June 19, 1946 and recorded in said Land Records in Book 413 at page 314. The premises are conveyed together with all the rights and privileges, but subject nevertheless to the restrictive covenants and agreements set forth or referred to in said deeds.

Said premises are conveyed subject to the Zoning and Town Planning laws, rules and regulations as established in and for the Town of Greenwich; and to the Town Tax of the Town of Greenwich on the 1st of June 1, 1960, due and payable in January and July, 1961, which tax the Grantee herein hereby assumes and agrees to pay.

Said premises are also conveyed subject to any public utility grants in Smith Road affecting said premises, and any restrictions of record, if any.
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto him, the said grantee, his heirs, Executors 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 Executors, heirs and assigns, that at and until the enrolling 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 Executors, 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 18th day of November, in the year of our Lord nineteen hundred and sixty.

Signed, Sealed and Delivered in presence of

[Signatures]
STATE OF NEW YORK

COUNTY OF NEW YORK

IN THE COURT OF EQUITY

METROPOLITAN LIFE INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New York, and having its principal place of business at 1 Madison Avenue, in the Borough of Manhattan, City, County and State of New York, does hereby release and discharge a certain Mortgage from

RALPH M. KNIGHT and MARGARET W. KNIGHT, of the Town of Greenwich,

County of Fairfield and State of Connecticut

to

FIRST NATIONAL BANK IN GREENWICH, a United States of America Corporation

and recorded in the Land Records of the Town of

Greenwich

County of Fairfield


IN WITNESS WHEREOF, said Metropolitan Life Insurance Company has caused its corporate name and seal to be affixed hereto and this instrument to be executed by

M. E. GOODBODY

its

THIRD VICE PRESIDENT

and

C. H. HUBNER

as Assistant Secretary, hereunto duly authorized, this

28th day of October, 1960

Signed, sealed and delivered in the presence of:

METROPOLITAN LIFE INSURANCE COMPANY

By

M. E. GOODBODY

THIRD VICE PRESIDENT

S. FRANK CLUSTER

ASSISTANT SECRETARY

STATE OF NEW YORK

COUNTY OF NEW YORK

Before me, personally appeared

M. E. GOODBODY

and

C. H. HUBNER

known to me to be the

THIRD VICE PRESIDENT

and Assistant Secretary, respectively, of Metropolitan Life Insurance Company, the signer and sealer of the foregoing instrument, and acknowledged the same to be their free act and deed and the free act and deed of Metropolitan Life Insurance Company.

S. FRANK CLUSTER

NOTARY PUBLIC: State of New York

No. 31: 0257790

Qualifed in New York County

Commission Expires March 25, 1966

[Signature]

[Seal]

<table>
<thead>
<tr>
<th>Notarized on</th>
<th>Date</th>
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<td>OCT 28, 1960</td>
<td>3:10 p.m.</td>
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All People to Whom these Presents shall Come, Greeting:

Know Ye, That I, Leo Van Waring, of the Town of Greenwich, County of Fairfield and State of Connecticut,

for the consideration of One ($1.00) Dollar and other good and valuable considerations,

received to my full satisfaction of Reginald L. Vayo, of said Town of Greenwich,

do give, grant, bargain, sell and confirm unto the said Reginald L. Vayo,

All that certain tract, piece or parcel of land, situated, lying and being in the Town of Greenwich, County of Fairfield and State of Connecticut, containing 1.254 acres and more particularly shown and designated on a certain map entitled "Property of Lina Grant Gibson, Greenwich, Conn." certified substantially correct by W.R. Deval for S.S. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., June 12, 1946, and on file in the Town Clerk's Office of said Town of Greenwich and therein numbered 2283, reference thereto being hereby made for a more particular description of said premises.

Being the same premises conveyed to the Grantor by Lina Grant Gibson by Warranty Deed dated November 4, 1900, and recorded in the Greenwich Land Records in Book 642 at Page 10.

Together with the right to use Smith Road in common with others to whom such rights have been or may hereafter be granted insofar as the same may be necessary and convenient in passing to and from the premises and for the purpose of supplying the premises with electric light, telephone, water, sewer and gas.

Said premises are conveyed subject to the following:

1. Zoning and planning laws, rules and regulations as established in and for the Town of Greenwich.


3. Restrictive covenants and agreements imposed in the following deeds:

   (a) Deed from Oliver D. Mead as sole surviving Executor under the Will of Oliver D. Mead to Lina Grant Gibson dated July 13, 1946, and recorded in the Greenwich Land Records in Book 413 at Page 311.

   (b) Deed from Lydia F. Lester and Oliver D. Mead to Lina Grant Gibson dated June 19, 1946, and recorded in the Greenwich Land Records in Book 413 at Page 314.

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

And also, I, the said grantor do for myself, my heirs, executors and administrators, covenant with the said grantee, his heirs and assigns, that at and until the enealing 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 incumbranes 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 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 May in the year of our Lord nineteen hundred and sixty-three.

Signed, Sealed and Delivered in presence of

S. Floyd Nagle
Leo Van Munching

State of Connecticut,
County of Fairfield

On this the 28th day of May, 1963, before me, S. Floyd Nagle, the undersigned officer, personally appeared

LEO VAN MUNCHING 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.

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

S. Floyd Nagle
Commissioner of the Superior Court

Title of Officer

Received for Record MAY 29 1963 at 10:00AM Attest
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, REGINALD L. VAYO, residing at Smith Road, in the Town of Greenwich, County of Fairfield and State of Connecticut,

for the consideration of FOUR HUNDRED FORTY-ONE THOUSAND NINE HUNDRED ($441,900.00) DOLLARS-----------------------------

received to my full satisfaction of NANCY G. PARKER, residing at Fox Run Lane, in the Town of Greenwich, County of Fairfield and State of Connecticut.

do give, grant, bargain, sell and confirm unto the said NANCY G. PARKER, her heirs and assigns

All that certain tract, piece or parcel of land, together with the buildings and improvements thereon, situated, lying and being in the Town of Greenwich, County of Fairfield and State of Connecticut, containing 1.254 acres and more particularly shown and designated on a certain map entitled "Property of Lina Grant Gibson, Greenwich, Conn." certified substantially correct by W. R. Devaul for S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., June 12, 1946, and on file in the Town Clerk's Office of said Town of Greenwich and therein numbered 2283, reference thereto being hereby made for a more particular description of said premises.

Being the same premises conveyed to the Grantor by Leo Van Munching by Warranty deed dated May 26, 1963, and recorded in the Greenwich Land Records in Book 686 at Page 231.

Together with the right to use Smith Road in common with others to whom such rights have been or may hereafter be granted insofar as the same may be necessary and convenient in passing to and from the premises and for the purpose of supplying the premises with electric light, telephone, water, sewer and gas.

Said premises are conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation, or public or private law, inclusive of zoning, building and planning laws, rules and regulations as established in and for the Town of Greenwich.

2. Second half of the Town of Greenwich Tax on the list of October 1, 1979, due and payable in January 1980, which tax the Grantee assumes and agrees to pay.

3. Town of Greenwich Tax on the list of October 1, 1980, due and payable in July 1981 and January 1982, which tax the Grantee assumes and agrees to pay.

4. Restrictive covenants and agreements imposed in the following deeds:

(a) Deed from Olive M. Mead as sole surviving Executor under the Will of Oliver D. Mead to Lina Grant Gibson dated July 13, 1946, and recorded in the Greenwich Land Records in Book 413 at Page 311.

(b) Deed from Lydia F. Lester and Olive M. Mead to Lina Grant Gibson dated June 19, 1946, and recorded in the Greenwich Land Records in Book 413 at Page 314.

TOWN OF GREENWICH
5. Effect, if any, of grant from Oliver D. Mead to the Connecticut Light & Power Company dated May 28, 1925, and recorded in said Land Records in Book 218 at Page 369.

6. Such state of facts which an accurate survey and a personal inspection of the premises might disclose.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto her the said grantee, her heirs, executors and assigns forever, to her 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 her heirs, executors and assigns, that at and until the eneasing of these presents, I am, well seized of the premises, as a good indefensible 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 her, the said grantee her heirs, executors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 20 day of January in the year of our Lord nineteen hundred and eighty-one.

[Signatures]

Reginald L. Vayo

State and County of Fairfield

January 7, A.D. 1931

[Notary Public]

Reginald L. Vayo

[Latest address of Grantee]

JAN 7, 1931
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that I, NANCY G. PARKER, of 109 West Lyon Farm Drive, Greenwich, Connecticut, 06831, (herein referred to as the "Grantor"), in consideration of the sum of ONE ($1.00) DOLLAR and other good and valuable consideration received to my full satisfaction of WILLIAM JOHNSON MAYER, of 6 Smith Road, Greenwich, Connecticut, 06830, (herein referred to as the "Grantee"), do give, grant, bargain, sell and confirm unto the said WILLIAM JOHNSON MAYER, all that certain piece or parcel of real property, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, more particularly described as set forth in Schedule A attached hereto and made a part hereof, subject to the encumbrances and exceptions to title set forth or referred to in Schedule B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto him, the said Grantee, and his heirs, successors and assigns forever, to his and their own proper use and behoof.

AND ALSO, I, the said Grantor, do for myself, and my heirs and assigns, covenant with the Grantee, and with his heirs, successors and assigns, that at and until the ensealing 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 encumbrances whatsoever, except as hereinbefore mentioned.

[Signatures]

Town Clerk of Greenwich
AND FURTHERMORE, I, the said Grantor, do by these presents, bind myself and
my heirs and assigns forever to WARRANT AND DEFEND the above granted and bargained
premises to him, the said Grantee, and to his heirs, successors and assigns, against all claims
and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, I, the said Grantor, have hereunto set my hand and seal
this 9th day of March, 1993.

Signed, Sealed and Delivered
In The Presence Of:

Nancy G. Parker

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Then and there personally appeared NANCY G. PARKER, known to me (or
satisfactorily proven) to be the signer and sealer of the foregoing instrument, and
acknowledged such execution to be her free act and deed, before me.

Henry W. Mascarella
Commissioner of the Superior Court
ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings and improvements thereon, situated, lying and being in the Town of Greenwich, County of Fairfield and State of Connecticut, containing 1.254 acres and more particularly shown and designated on a certain map entitled, "Property of Lina Grant Gibson, Greenwich, Conn.," certified substantially correct by W.R. Devaul for S.E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., June 12, 1946, and on file in the Town Clerk's Office of the said Town of Greenwich and therein numbered 2283, reference thereto being hereby made for a more particular description of said premises.

BEING the same premises conveyed to the Grantor by Reginald L. Vayo by warranty deed dated January 7, 1981, and recorded on said date in Book 1203 at Page 68 of the Greenwich Land Records.

TOGETHER with the right to use Smith Road, in common with others to whom such rights have been or may hereafter be granted insofar as the same may be necessary and convenient in passing to and from the premises and for the purpose of supplying the premises with electric light, telephone, water, sewer and gas.

SCHEDULE A

The premises are conveyed subject to the following:

1. Building and setback lines, if established, and any restrictions or limitations imposed or to be imposed by governmental authority including the zoning and planning rules and regulations of the Town of Greenwich.

2. Taxes of the Town of Greenwich hereafter becoming due and payable, which taxes the Grantee, by his acceptance of this deed, assumes and agrees to pay as part of the consideration hereof.

3. Restrictive covenants and agreements imposed in the following deeds: (a) Deed from Olive M. Mead as sole surviving Executor under the Will of Oliver D. Mead to Lina Grant Gibson dated July 13, 1946, and recorded in Book 413 at Page 311 of the Greenwich Land Records; and (b) Deed from Lydia F. Lester and Olive M. Mead to Lina Grant Gibson dated June 19, 1946, and recorded in Book 413 at Page 314 of the Greenwich Land Records.


5. Such state of facts as an accurate closed ground survey or personal inspection of the premises, or both, might disclose.

Received for Record MAR 9 1993 at 12 h 5 m P.M. and recorded by Denville A. Lathem, Town Clerk
WARRANTY DEED - STATUTORY FORM

WILLIAM JOHNSON MAYER, of the Town of Greenwich, County of Fairfield and State of Connecticut, for the consideration of TEN DOLLARS ($10.00) and other good and valuable consideration paid, grants to THE 6 SMITH ROAD NOMINEE REAL ESTATE TRUST, of 6 Smith Road, Greenwich, Connecticut 06830, with WARRANTY COVENANTS:

ALL that certain tract, piece or parcel of land, together with the buildings and improvements located thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, more particularly described in Schedule A attached hereto.

SAID premises are conveyed subject to the encumbrances as set forth in said Schedule A attached hereto.

Signed this [date] day of July, 2019.

Witnessed by:

CONVEYANCE TAX RECEIVED
STATE $ 139,750.00
LOCAL $ 28,750.00
CARMELLA C. BUDKINS
GREENWICH Town Clerk

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared WILLIAM JOHNSON MAYER, signer and sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed, before me.

Jeremy E. Kaye
Commissioner of the Superior Court
Notary Public
My Commission Expires:
SCHEDULE A

All that certain tract, piece or parcel of land, together with the buildings and improvements thereon, situated, lying and being in the Town of Greenwich, County of Fairfield and State of Connecticut, containing 1.254 acres and more particularly shown and designated on a certain map entitled, "Property of Lina Grant Gibson, Greenwich, Conn.", certified substantially correct by W.R. Devaul for S.E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., June 12, 1946, and on file in the Town Clerk’s Office of the said Town of Greenwich and therein numbered 2283, reference thereto being hereby made for a more particular description of said premises.

Together with the right to use Smith Road, in connection with others to whom such rights have been or may hereafter be granted insofar as the same may be necessary and convenient in passing to and from the premises for the purpose of supplying the premises with electric light, telephone, water, sewer and gas.

Being the same premises conveyed to William Johnson Mayer by Nancy G. Parker by Warranty Deed dated March 9, 1993 and recorded in the Greenwich Land Records in Book 2357 at Page 295.

Said premises are conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation and public or private law, inclusive of the planning and zoning rules and regulations of the Town of Greenwich.

2. Taxes of the Town of Greenwich due and payable after the date of delivery of the deed.

3. Restrictive covenants and agreements imposed in the following deeds: (a) Deed from Olive M. Mead as sole surviving Executor under the Will of Oliver D. Mead to Lina Grant Gibson dated July 13, 1946, and recorded in Book 413 at Page 311 of the Greenwich Land Records; and (b) Deed from Lydia F. Lester and Olive M. Mead to Lina Grant Gibson dated June 19, 1946 and recorded in Book 413 at Page 314 of the Greenwich Land Records.


6. Such state of facts which an accurate survey and/or physical inspection of the premises would disclose.
PROPERTY OF
LINA GRANT GIBSON
GREENVICH, CT.

AREA = 1.754 ACRES

Certified substantially correct

S. E. Minor & Co. Inc. Civil Engineers
GREENVICH, CT. JUNE 11, 1946

Scale 1 in = 50 - ft.

St. R. Thomas
Date: 12-8-21

Planning and Zoning Commission  
101 Field Point Road  
Greenwich, CT 06830

Re: Name of Property Owner/Applicant: ISRAEL ENGLANDER

Property Address: 6 SMITH ROAD, 25 PEAR LANE

Application Type (check one or more as applicable):  
Subdivision  Resubdivision

Planning and Zoning Application #: 2021 512

Members of the Commission:

The undersigned hereby grants the Commission an extension of time in accordance with the Subdivision Regulations Section 6-276(c) to decide the above-captioned matter at a regular meeting and/or public hearing.

If less than 60 days granted please specify term of extension: _______________________

Signed:  
ANTHONY D'ANDREA
Owner/Authorized Agent  
ROCCO V. D'ANDREA, INC

Subdivision Extension Letter 02-08