

QUIT-CLAIM DEED

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

KNOW YE, THAT the CITY OF NEW BRITAIN, a municipal corporation organized and existing under the laws of the State of Connecticut and having its territorial boundaries within the County of Hartford and State of Connecticut, acting herein by WILLIAM J. McNAMARA, its Mayor, duly authorized,

for divers good causes and considerations thereunto moving, especially for TWO HUNDRED FIFTY-ONE THOUSAND FIVE HUNDRED DOLLARS (\$251,500.00),

received to its full satisfaction of CROWNINSHIELD-WALNUT HILL LIMITED PARTNERSHIP, a Connecticut limited partnership having its principal place of business in the City of New Britain, County of Hartford and State of Connecticut,

has remised, released, and forever quit-claimed, and does by these presents, for itself, its successors and assigns, ~~execute~~, justly and absolutely remise, release, and forever

QUIT-CLAIM unto the said CROWNINSHIELD-WALNUT HILL LIMITED PARTNERSHIP, its successors

has and assigns forever, all such right and title as it the said CITY OF NEW BRITAIN

has or ought to have in or to a certain piece or parcel of land with all buildings and improvements thereon, situated in the Town/City of New Britain, County of Hartford and State of Connecticut, and known as 27 Hillside Place, as shown on Block Map No. C8b as filed in the Office of the City Engineer of the City of New Britain, Connecticut. Said premises are more particularly bounded and described as follows:

Beginning at a stone monument at the northeast corner of the land herein described and running thence southerly along the west line of other land of the State of Connecticut, 238.69 ft., to the north line of School Street; thence westerly along the said north line of School Street, 182.97 ft. to the intersection of the said north line of School Street, with the west line of Camp Street; thence westerly along the north line of land of the Estate of D. M. Camp, or assigns, 156.00 ft., to a stone monument in the east line of land of the City of New Britain, known as Walnut Hill Park, thence northerly along the said east line of said Walnut Hill Park 225.19 ft., to a stone monument in the southwest corner of land of M. H. & S. P. Rogers, or assigns, thence easterly along the south line of said M. H. & S. P. Rogers, or assigns, and land of H.C. Mine, 336.94 ft. to point of beginning.

Being the same premises conveyed to the City of New Britain by virtue of a Warranty Deed dated December 17, 1925, and recorded in the New Britain Land Records in Volume 190, at Page 443.

Said premises are conveyed together with and subject to the following:

1. An easement for a driveway and sidewalk more particularly described in the Land Records of the City of New Britain in Volume 190, at Page 444, and known as Hillside Place situated in the City of New Britain, County of Hartford and State of Connecticut.
2. An easement for a driveway and stone walk more particularly described in the Land Records of the City of New Britain in Volume 190, at Page 444, and known as Rogers Place situated in the City of New Britain, County of Hartford and State of Connecticut.
3. Any and all easements for utility, both public and private, sewers, water lines, streets and existing rights of way, etc., as are necessary and are in existence as of the date of this conveyance.

No Conveyance Tax collected

Richard T. Murphy

Town Clerk of New Britain

No Conveyance Tax received

Richard T. Murphy

Town Clerk of New Britain

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4. Such reservations, encumbrances or restrictions set forth in the Agreement between the City of New Britain and Crowninshield Corporation dated June 14, 1988.
5. An Easements, Declaration of Covenants, and Declaration of Preservation Restrictions dated November 9, 1979, and recorded in Volume 754, at Page 1130 of the New Britain Land Records.

To Have and To Hold the premises unto CROWNINSHIELD-WALNUT HILL LIMITED PARTNERSHIP, and to its successors and assigns
and its heirs and assigns, to the only use and behoof of it, its successors forever, so that neither it, the said CITY OF NEW BRITAIN, nor any person or persons in its name(s) and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the CITY OF NEW BRITAIN has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by WILLIAM J. McNAMARA, its Mayor, duly authorized, his hand and seal this 30th day of November 1988.

Signed and Delivered in the presence of (Type or Print name below each signature.)

Richard E. Daddario
RICHARD E. DADDARIO
Anita D. Cobb
ANITA D. COBB

CITY OF NEW BRITAIN
By: *William J. McNamara*
WILLIAM J. McNamara
Its Mayor, Duly Authorized

STATE OF CONNECTICUT, } ss.
COUNTY OF

Personally Appeared
Signer(s) of the foregoing instrument, and acknowledged the same to be free act and deed, before me.

Notary Public / J. of Peace / Commissioner of Superior Court

STATE OF CONNECTICUT, } ss. New Britain
COUNTY OF HARTFORD Nov. 30 1988.

Personally Appeared WILLIAM J. McNAMARA, Mayor of the CITY OF NEW BRITAIN, duly authorized, as aforesaid, Signer of the foregoing instrument, and acknowledged the same to be his free act and deed as such Mayor of the CITY OF NEW BRITAIN and the free act and deed of said corporation/ partnership, before me.

Grantees' Address: *Anita D. Cobb*
24 SPRING STREET
NEW BRITAIN, Conn. 06052

Notary Public / J. of Peace / Commissioner of Superior Court

RECEIVED
TOWN CLERK'S OFFICE
NEW BRITAIN, CONN

Nov 30 1 05 PM '88

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TOWN CLERK *Theresa Agnello, Clerk*