

WARRANTY DEED - STATUTORY FORM

CROWNINSHIELD - WALNUT HILL LIMITED PARTNERSHIP, a Connecticut limited partnership with an office in New Britain, Connecticut, for consideration paid in the amount of ONE HUNDRED TWENTY THOUSAND AND 00/100 (\$120,000.00) DOLLARS does grant to JAMES A. MANAFORT of the Town of Plainville, County of Hartford, and State of Connecticut (the "Grantee") with WARRANTY COVENANTS the following described premises:

That certain real property described as Unit No. 27 of Hillside Place Condominium located in the Town of New Britain and State of Connecticut. Said Unit exists pursuant to a Declaration of Condominium by Crowninshield - Walnut Hill Limited Partnership ("Declaration") dated , 1991 and recorded in Volume , Page of the New Britain Land Records. Said premises are conveyed together with its interest in the said Common Elements and such Limited Common Elements as identified in said Declaration.

The premises are hereby conveyed together with and subject to the terms, conditions, agreements, obligations and easements contained in the Declaration as it may be amended or supplemented. The Grantee(s) by acceptance of this deed, hereby expressly assume(s) and agree(s) to be bound by and to comply with all of the terms, conditions, agreements, obligations and easements as set forth in the Declaration, By-Laws of the Association and Schedules thereto as they may be amended or supplemented. Grantee(s), by acceptance of this deed, further subscribe(s) to and accept(s) membership in Hillside Place at New Britain Condominium Association, Inc., a non-stock corporation organized under the laws of the State of Connecticut.

Said premises are also conveyed subject to:

1. Building lines, if established, and any and all laws, ordinances and governmental regulations including, but not limited to, building, zoning, planning and wetlands rules and regulations.


2. Taxes due the Town of New Britain, including any reassessment or reallocation from the creation of Hillside Place Condominium which become due and payable after the delivery of this deed which Grantee(s) herein assume(s) and agree(s) to pay.


3. Those matters shown on Schedule A-1 to the Declaration of Hillside Place Condominium dated , 1991 and recorded in Volume , Page of the New Britain Land Records, which matters are incorporated herein by reference.

Signed this 6th day of November, 1991.

Signed and Sealed  
in the Presence of:

CROWNINSHIELD - WALNUT HILL  
LIMITED PARTNERSHIP

  
Charles W. Bonner

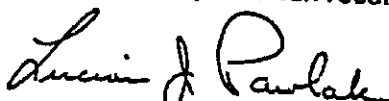
BY:  Pres.  
DLA, INC.  
A Partner (General)



\$ 132.00 Conveyance Tax received

  
Town Clerk of New Britain

\$ 600.00 STATE Conveyance Tax received

  
Town Clerk of New Britain

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STATE OF CONNECTICUT) ss. New Britain November 6, 1991  
COUNTY OF HARTFORD )

Personally appeared Diane Arute, / President, DLA, Inc., General  
- Walnut Hill Limited Partnership, Partner of Crowninshield  
signer and sealer of the  
foregoing instrument and acknowledged the same to be his/her free  
act and deed, and the free act and deed as such Partner of said  
Partnership, before me.

  
Charles W. Bauer  
Commissioner, Superior Court

Address of Grantee:  
P.O. Box 99  
Plainville, CT 06062

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