

VOL 1123 PAGE 919  
114SF

CLEVELAND inc.  
Bloomfield, Connecticut  
(203) 243-3434  
4789

(Individual)

STATUTORY FORM WARRANTY DEED

CROWNINSHIELD - WALNUT HILL LIMITED PARTNERSHIP, a Connecticut limited partnership with an office in New Britain, Connecticut

of

SR.

for consideration paid, grant to JAMES A. MANAFORT of the Town of Plainville, County of Hartford, and State of Connecticut

of

with WARRANTY COVENANTS

(Description and Encumbrances, if any and any additional provisions)

That certain real property described as Unit No. 29 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 October 30, 1991 and recorded March 31, 1992 in Volume 1122, Page 1 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 by acceptance of this deed, hereby expressly assumes and agrees 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, by acceptance of this deed, further subscribes to and accepts 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 herein assumes and agrees to pay.
3. Those matters shown on Schedule A-1 to the Declaration of Hillside Place Condominium dated October 30, 1991 and recorded March 31, 1992 in Volume 1122, Page 1 of the New Britain Land Records, which matters are incorporated herein by reference.

\$ 165.00 Conveyance Tax received

\$ 750.00 <sup>STOT</sup> Conveyance Tax received

*Lucian J. Pawlak*  
Town Clerk of New Britain

*Lucian J. Pawlak*  
Town Clerk of New Britain

Signed this 22nd day of April, 1992.

Witnessed by:

CROWNINSHIELD - WALNUT HILL LIMITED PARTNERSHIP

*Carol A. Harlow*  
Carol A. Harlow

RECEIVED  
TOWN CLERK'S OFFICE  
NEW BRITAIN, CT

*Diane L. Arute*  
Diane L. Arute, Its President

*Lucy A. Gajewski*  
Lucy A. Gajewski

APR 27 9 22 AM '92

STATE OF CONNECTICUT,

VOL 1123

COUNTY OF HARTFORD

Town Clerk *Lucian J. Pawlak*

April 22, 1992

Personally Appeared Diane L. Arute, President  
Signer(s) of the foregoing Instrument, and acknowledged the same to be her free act and deed, before me, and the free act and deed of said partnership.

Grantees' Mailing Address

P.O. Box 99  
Plainville, CT 06062

*Charles W. Bauer*  
Charles W. Bauer  
Commissioner of Superior Court