

VOL. 1293 PAGE 829

14524

STATUTORY FORM WARRANTY DEED

I, PATRICIA A. CAMDEN, of the Town of New Britain, County of Hartford and State of Connecticut (Grantor), for the consideration of **EIGHTY-FIVE THOUSAND AND 00/100 (\$85,000.00) DOLLARS**, grant to RICHARD W. GERTZ, of the Town of New Britain, County of Hartford and State of Connecticut (Grantee), with WARRANTY COVENANTS, the following described property:

A certain piece or parcel of land with the buildings and improvements thereon, situated in the Town of New Britain, County of Hartford and State of Connecticut, known as 27 Hillside Place, unit 17, and more fully described in Schedule A attached hereto and made a part hereof.

Said premises are subject to any and all provisions of any ordinance, municipal regulation or public or private law; declarations, restrictions, covenants and easements of record; any state of facts an accurate survey or personal inspection of the Property might reveal; provided they do not interfere with the present location of any building now located on the Property or prevent the use of the Property as a residence; and to taxes owing to the Town of New Britain on the List of October 1, 1997, (second half) and thereafter, which taxes the Grantee herein assumes and agrees to pay as part consideration for this deed.

Signed this 18th day of December, 1998.

Witnessed by:

[Signature]
[Signature]
 LAWRENCE J. FAGAN

[Signature]
 Patricia A. Camden

STATE OF CONNECTICUT

: ss. New Britain

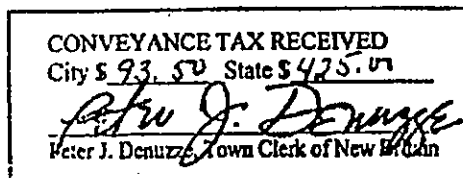
December 18, 1998

COUNTY OF HARTFORD

The foregoing instrument was acknowledged before me this 18th day of December, 1998 by Patricia A. Camden.

[Signature]
 Dennis R. LaVette
 Commissioner of Superior Court

Grantee Address:
 27 Hillside Place, #17
 New Britain, CT 06050



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VOL. 1293 PAGE 830

SCHEDULE A

That certain real property described as Unit No. 17 of Hillside Place Condominium located in the City 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 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.

Said premises are further subject to the following:

1. Easement for a driveway and stone walk as set forth in a deed dated 12/17/25 and recorded in Volume 190, Page 443.
2. Obligations set forth in deed dated 12/17/25 and recorded in Volume 190, Page 443.
3. Easement, Declaration or Covenants, and Declaration of Preservation Restrictions described in a grant dated 11/9/79, recorded in Volume 754, Page 1130.
4. Gas distribution easement dated 10/16/89 and recorded in Volume 1053, Page 340.
5. Terms, conditions, agreements, covenants, restrictions, obligations, reservations and easements contained in a Declaration of Condominium and the exhibits annexed thereto dated 10/30/91 and recorded in Volume 1122, Page 23.
6. Foreclosure of declarant rights dated 11/17/95 and recorded in Volume 1210, Page 570.
7. Affidavit re: non-exercise of special declarant rights dated 11/17/95 and recorded in Volume 1210, Page 573.

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NEW BRITAIN

Dec 21 12 51 PM '98

John D. Hays
TOWN CLERK
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