

To all People to Whom these Presents shall Come, Greeting:

Know All, That It, CUSTOM BUILT HOMES, INC., a Connecticut corporation having its principal place of business in the Town of Norwich, County of New London and State of Connecticut, hereinafter referred to as Grantor

For the consideration of Ten (\$10.00) Dollars and other valuable considerations received to its full satisfaction of MILTON SOROKIN and JULIUS WACHTEL, Trustees under the will of Benjamin Hochberg, both of the Town of West Hartford, County of Hartford and State of Connecticut, hereinafter referred to as Grantees do give, grant, bargain, sell and confirm unto the said Grantees, a certain piece or parcel of land situated on the westerly side of Claudia Street to the north of other land of the Grantees and being triangular in shape and more particularly bounded and described as follows:

Commencing at an iron pin set in the ground at the southeasterly corner of Lot No. 15 as shown on a map entitled "Plan of Brooklyn Estates Owned by Custom Built Homes, Inc. in the Town of Brooklyn, Conn. Scale - 1" = 50' Aug. 3, 1962 William W. Pike, Surveyor", which map is on file in the Brooklyn Town Clerk's Office; thence S 19° 53' 05" E along the westerly street line of Claudia Street 167.42 feet to a point; thence S 83° 46' 00" W along land now or formerly of Milton Sorokin and Julius Wachtel, Co-Trustees under the Will of Benjamin Hochberg, 450.70 feet to a point; thence N 62° 10' 47" E along Lots Nos. 12, 13, 14 and 15 as shown on said map of "Brooklyn Estates", partly along each, in all 442.20 feet to the point or place of beginning.

Said premises are subject to building, building line and zoning restrictions; an easement in favor of other land of the Grantees as conveyed in a warrantee deed from Custom Built Homes, Inc. recorded in Volume 60 at Page 220 of the Brooklyn Land Records, certain restrictions set forth in a deed from Benjamin Hochberg to Custom Built Homes, Inc. dated June 21, 1962 and recorded in Volume 36 at Page 573 of the Brooklyn Land Records, an easement for pole line and appurtenances from Custom Built Homes, Inc. to The Connecticut Light and Power Company dated August 2, 1962 and recorded in Volume 37 at Page 14 of the Brooklyn Land Records, and to taxes to the Town of Brooklyn on the List of October 1, 1975 and October 1, 1976.

To Have and in Hold the above granted and bargained premises, with the privileges and appurtenances thereof, unto them the said grantees their heirs, successors and assigns forever, to them and their own proper use and behoof. And also, it the said grantor do es for it self, its ~~heirs, successors and assigns~~ successors and assigns, covenant with said grantees their heirs, successors and assigns, that at and until the ceasing of these presents, it is 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 above written; and that the same is free from all incumbrances whatsoever, except as above stated.

And Furthermore, it the said grantor do es by these presents bind it self, its ~~heirs, successors and assigns~~ successors and assigns forever to warrant and defend the above granted and bargained premises to them the said grantees their heirs, successors and assigns, against all claims and demands whatsoever, except as above stated.

In Witness Whereof, it has caused these presents to be executed this 11th day of October, 1976.

Signed, Sealed and Delivered in presence of

[Signature]
HARVIN M. HORWITZ
[Signature]
DIANA M. GRISE

CUSTOM BUILT HOMES, INC.

By: *[Signature]* [SEAL]
Its: CLEMENT E. WATSON
President

State of Connecticut
County of NEW LONDON

} ss. Norwich October 11 A. D. 19 76

Personally Appeared Clement E. Watson
Custom Built Homes, Inc.

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 the corporation, before me,

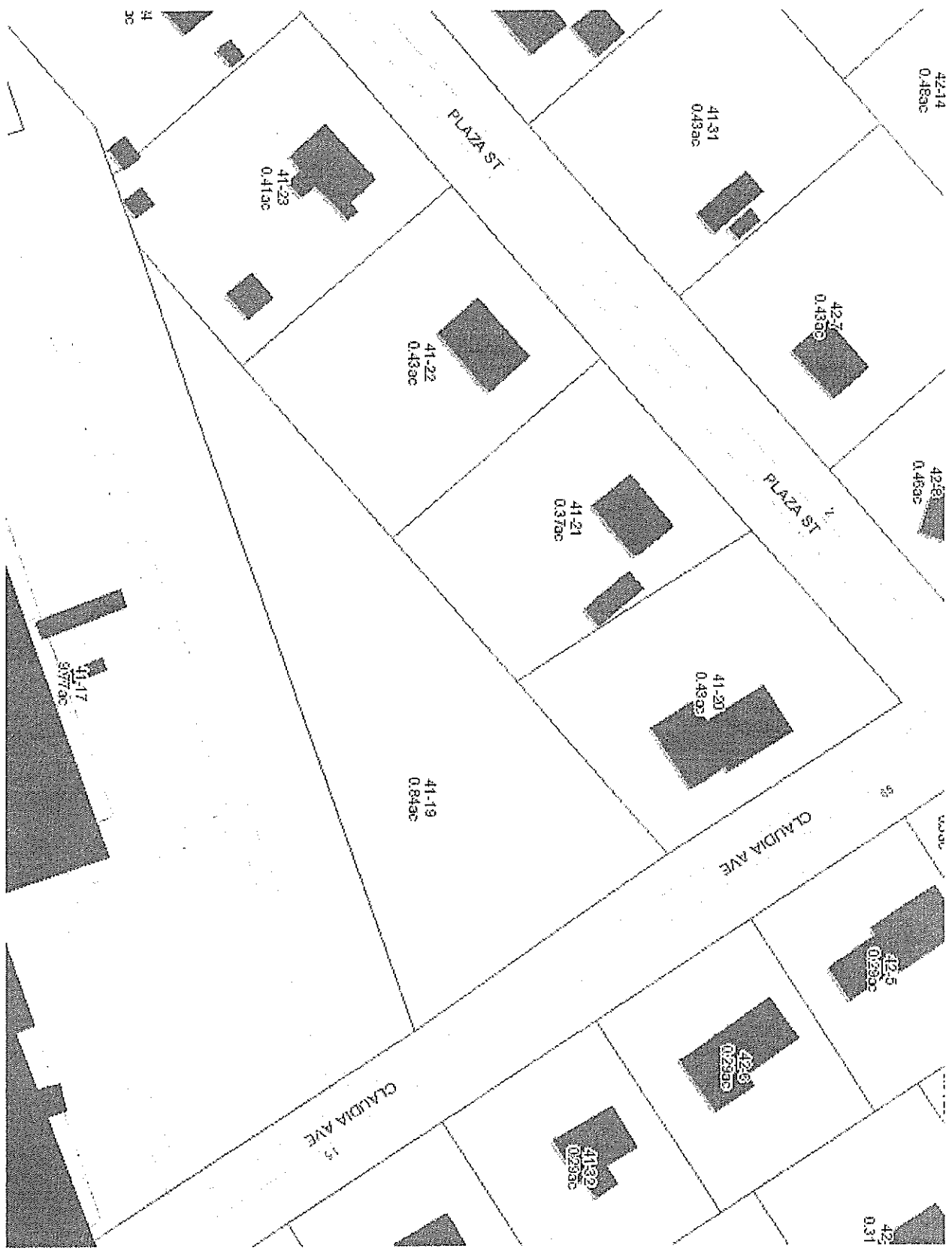
[Signature]
Marvin M. Horwitz

Received for record this 17th day
of Oct A.D. 1976 at 2:15 P.M.

[Signature]
Commissioner of the Superior Court

"\$ 6.00 Conveyance Tax received"

[Signature]
Ass't. Town Clerk of Brooklyn



42-14
0.48ac

41-31
0.43ac

41-23
0.41ac

42-7
0.43ac

41-22
0.43ac

42-8
0.43ac

41-21
0.37ac

41-20
0.43ac

41-19
0.84ac

41-17
0.77ac

CLAUDIA AVE

CLAUDIA AVE

42-5
0.29ac

42-6
0.29ac

41-22
0.29ac

42-3
0.31

| | | | | | | | | | |
|----------------------|--|-------------------|--|--------------------------|--|--------------------|--|-----------------|--|
| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | |
| BROOKLYN TOWN OF | | | | | | | | | |
| CODE BAAX | | | | | | | | | |
| 4 WOLF DEN RD | | Alt Prc ID 41/019 | | SUPPLEMENTAL DATA | | | | | |
| BROOKLYN CT 06234 | | OVERLAY | | 190 PEN | | | | | |
| | | FIRE DIST | | DEV RIGH | | | | | |
| | | SEWER | | SUBDIV. | | | | | |
| | | | | SURVEY # 4/98 | | | | | |
| | | | | DEV LOT | | | | | |
| | | | | Census # 9051 | | | | | |

| | | | | | | | | | | | | | |
|-------------------------------------|--|--------------------|--|------------------|--|------------|--|-----------|--|-------------------|--|-----------|--|
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U | | VI | | SALE PRICE | | VC | |
| BROOKLYN TOWN OF | | 0551 0179 | | 11-10-2014 | | U | | V | | 33,812 | | 09 | |
| SOROKIN MILTON & WACHTEL JULIUS TRU | | 0062 0590 | | 10-18-1976 | | U | | I | | 10,000 | | | |

| | | | |
|-------------------|------|--------------------------|----------|
| EXEMPTIONS | | OTHER ASSESSMENTS | |
| Year | Code | Description | Amount |
| | | | Comm Int |
| Total | | 0.00 | |

| | |
|-------------------------------|------|
| ASSESSING NEIGHBORHOOD | |
| Nbhd | 0001 |
| Nbhd Name | |
| Tracing | |

NOTES

UNDEVELOPED LOT BEHIND PLAZA
 CHG'D ZONE FROM PC TO R10 6/27/15
 TRIANGLE LOT

| | | | |
|-------------------------------|------------|--------------------------------|-------------------------------|
| BUILDING PERMIT RECORD | | APPRaised VALUE SUMMARY | |
| Permit Id | Issue Date | Type | Description |
| | | | Appraised Bldg. Value (Card) |
| | | | Appraised Xf (B) Value (Bldg) |
| | | | Appraised Ob (B) Value (Bldg) |
| | | | Appraised Land Value (Bldg) |
| | | | Special Land Value |
| | | | Total Appraised Parcel Value |
| | | | Valuation Method |
| | | | Total Appraised Parcel Value |

| | | | |
|-------------------------------|----|------------------------------------|----|
| VISIT / CHANGE HISTORY | | LAND LINE VALUATION SECTION | |
| Date | Id | Type | Is |
| 06-24-2020 | MM | | 13 |
| 06-15-2015 | KT | | 59 |
| 12-03-2014 | MS | | 47 |
| 12-07-2009 | JL | | 40 |
| 10-07-2008 | DK | | 00 |
| Comments | | Purpost/Result | |
| | | Field Review | |
| | | Change - P&Z | |
| | | Change | |
| | | Hring No Change | |
| | | Measure+Listed | |

| | | | |
|------------------------------------|--------------|--------------------------------|-----------|
| LAND LINE VALUATION SECTION | | APPRaised VALUE SUMMARY | |
| B Use Code | Description | Zone | LA |
| 1 | MUNICIPAL MD | R-10 | |
| Unit Price | Size Adj | Site Index | Cond. |
| 2,700.00 | 1.00000 | 0 | 1.00 |
| Land Units | Land Type | Land Units | Nbhd. Adj |
| 0.840 AC | | 0.840 AC | 3.000 |
| Parcel Total Land Area | 0.84 AC | Parcel Total Land Area | 0.84 |
| Total Card Land Units | 0.84 AC | Total Land Value | 6,800 |

| CONSTRUCTION DETAIL | | CONSTRUCTION DETAIL (CONTINUED) | | | | | | | | |
|--|------------------------|---------------------------------|-------------|------------|---------|----------|------|-------|-----------|-------------|
| Element | Description | Element | Description | | | | | | | |
| 94 00 | Outbuildings Vacant | | | | | | | | | |
| CONDO DATA Parcel Id: C Description: B Ownr: S Adjust Type: Code Description Factor% Condo Fir: Condo Unit: | | | | | | | | | | |
| COST / MARKET VALUATION Building Value New: 0 Year Built: 1 Effective Year Built: 0 Depreciation Code: Remodel Rating: Year Remodeled: Depreciation %: Functional Obsol: External Obsol: Trend Factor: Condition: Condition %: Percent Good: RCNLD: Dep % Ovr: Dep Ovr Comment: Misc Imp Ovr: Misc Imp Ovr Comment: Cost to Cure Ovr: Cost to Cure Ovr Comment: | | | | | | | | | | |
| OB - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B) | | | | | | | | | | |
| Code | Description | L/B | Units | Unit Price | Yr Bilt | Cond. Cd | % Gd | Grade | Grade Adj | Appr. Value |
| BUILDING SUB-AREA SUMMARY SECTION Living Area Floor Area Eff Area Unit Cost Undeprrec Value Totl Gross Liv / Lease Area 0 0 0 0 0 | | | | | | | | | | |

No Sketch