



INSTR # 2019010234  
 VOL 12175 PG 102  
 RECORDED 07/12/2019 01:34:20 PM  
 LYDA RUIJTER  
 CITY & TOWN CLERK STAMFORD CT  
 TOWN CONVEYANCE TAX \$6,000.00  
 STATE CONVEYANCE TAX \$14,750.00  
 BLOCK 18

**Return to:** David Fite Waters  
 General Counsel  
 Building and Land Technology  
 1 Elmcroft Road  
 Suite 500  
 Stamford, CT 06902

Block: 18

**WARRANTY DEED  
 STATUTORY FORM**

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **FREDERICK F. GILLAN AKA FREDERICK F. GILLAN, JR.** of 340 Washington Boulevard, Stamford, CT 06902 AND **CECILIA ANN FRESSOLA AKA CECILIA ANN GILLAN** of 40 Todds Way, Easton, CT 06612 for consideration of **ONE MILLION FIVE HUNDRED & 00/100 DOLLARS (\$1,500,000.00)**, grant with **WARRANTY COVENANTS** to **HP GATEWAY LAND I, LLC**, a Delaware limited liability company of 1 Elmcroft Road, Suite 500, Stamford, CT 06902 all that certain real property known as **340 Washington Boulevard, Stamford, CT 06902**, being more particularly described in *Schedule A* attached hereto and made a part hereof.


Said Premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
3. Such additional encumbrances, if any, as more particularly set forth in Schedule A attached hereto.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be executed on this 10<sup>th</sup> day of July 2019.

Signed, sealed and delivered in the presence of or attested by:

Witness:   
 ANNA F. KATZ


  
 FREDERICK F. GILLAN AKA FREDERICK F. GILLAN, JR.

Witness:   
 JULIA J. KATZ


Personally appeared **FREDERICK F. GILLAN AKA FREDERICK F. GILLAN, JR.** signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained in the capacity therein stated, before me, on this 10<sup>th</sup> day of July 2019.



\_\_\_\_\_  
Mark F. Katz  
Commissioner of the Superior Court

Witness:  \_\_\_\_\_  
MARK F. KATZ

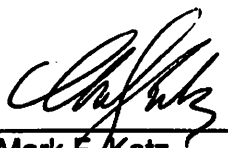
  
\_\_\_\_\_  
CECILIA ANN FRESSOLA AKA CECILIA ANN GILLAN

Witness:  \_\_\_\_\_  
JULIA J. KATZ

STATE OF CONNECTICUT     )  
  )  
COUNTY OF FAIRFIELD     )

ss. At Stamford

Personally appeared **CECILIA ANN FRESSOLA AKA CECILIA ANN GILLAN** signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained in the capacity therein stated, before me, on this 10<sup>th</sup> day of July 2019.



\_\_\_\_\_  
Mark F. Katz  
Commissioner of the Superior Court

## **SCHEDULE A**

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situated in the city of Stamford in the county of Fairfield and state of Connecticut, bounded and described as follows:

**NORTHERLY:** 145 feet by land now or formerly of Evthimia N. Sarantos;

**EASTERLY:** 50 feet by South Street (n/k/a Washington Blvd.)

**SOUTHERLY:** 145 feet by land now or formerly of Michalina Bobinski; and

**WESTERLY:** 50 feet by land now or formerly of Max Novash et ux;

Said premises being known and designated as Lot Number 14 as shown and delineated on a certain map entitled "Map of a Portion of the Estate of Jas. H. Olmstead-Dec'd -, Stamford, Conn.", now on file in the office of the Town Clerk of the said Town of Stamford by the Map Number 153, reference thereto being had.

Said premises are conveyed subject to:

1. Effect, if any, of restrictions contained in deed from Victor M. Bissell to Leon E. Bissell, dated February 10, 1906 and recorded March 9, 1906 in Book 111 at page 464 of said records. (note: not specifically referred to in deeds for over 40 years).
2. Zoning Board Certificate dated September 28, 1979 and recorded in Book 1885 at page 340 of said records. (change to R-MF multiple family residence district from M-G General Industrial District).