

WARRANTY DEED

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

Know Ye That I, Douglas A. Larson, of the Town of Madison, County of New Haven and State of Connecticut, (hereinafter referred to as the "Grantor") for the consideration of Two Thousand Seventy-Nine and 55/100 (\$2,079.55) Dollars received to my full satisfaction of Hidden Lake Association a specially chartered corporation with an office in the Town of Haddam, County of Middlesex and State of Connecticut, (hereinafter referred to as the "Grantee") do give, grant, bargain, sell and confirm the said Hidden Lake Association, its successors and assigns forever, all that certain lot, tract, and parcel of land situated in the Town of Haddam, Middlesex County, State of Connecticut, and bounded and described as follows, to wit: being known as Lot No. 84, Section C, on a map filed June 15, 1929, at the Haddam Town Clerk's Office, by the Hidden Lake Realty Company, Incorporated and described as follows, viz: bounded on the Northeast by Lot 85, Section C, 101 feet, 10 inches, more or less; on the Southeast by Beach Road 50 feet, more or less; on the Southwest by Lot No. 83, Section C, 125 feet, more or less; and on the Northwest by land now or formerly of Joseph Brooks, 55 feet, more or less.

Together with the privilege and power to the grantee, its successors and assigns, to pass and repass over all Avenues, Streets, Roads and rights of way to Hidden Lake proper and, in common with others, to use Hidden Lake, so-called, for boating, bathing, fishing and recreational purposes.

Said premises are subject to any and all provisions of any public or private law, ordinance or governmental regulation, including building and zoning ordinances and wetland regulations affecting said premises, real property taxes due the Town of Haddam and Hidden Lake Association on and subsequent to the Grand List of October 1, 1997, which taxes the Grantee, by the acceptance of this deed, assume and agree to pay.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto it, the said Grantee, its successors and assigns forever, to it and their own proper use and behoof. And also I, the said Grantor, do for myself, my heirs, executors, administrators and successors, covenant with the said Grantee, its successors and assigns, that at and until the ensealing of these presents, I am well seised 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 is above written and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

And furthermore I, the said Grantor, do by these presents bind myself and my heirs forever to Warrant And Defend the above granted and bargained premises to the said Grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my hand this 30th day of June, 1998.

Signed and Delivered in the presence of:

Witnesses:

Basil R. Duncan
BASIL R. DUNCAN

Douglas A. Larson (L.S.)
Douglas A. Larson

Diane S. Behn
DIANE S. BEHN

STATE OF CONNECTICUT)

ss: Guilford

COUNTY OF NEW HAVEN)

On this the 30th day of June, 1998, before me, Basil R. Duncan, the undersigned officer, personally appeared Douglas A. Larson, known to me (or satisfactorily proven) to be the person

2,079.55 CONVEYANCE TAX RECEIVED
Ann P. Huffstetler
TOWN CLERK OF HADDAM

\$ 10.40 STATE CONVEYANCE TAX RECEIVED
Ann P. Huffstetler
TOWN CLERK OF HADDAM

whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.



Notary Public/Commissioner of Superior Court

Mailing address of Grantee:

P.O. Box 401
Higganum, CT 06441

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7-8 19 98 at 1:36 M.

TOWN CLERK'S OFFICE
HADDAM, CONN.

Ann P. Huffstetter
TOWN CLERK

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BASIL R. DUNCAN
ATTORNEY AT LAW
20 WATER STREET
GUILFORD, CONNECTICUT
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