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STATUTORY FORM WARRANTY DEED

RAYMOND F. CROSSEN of 156 Waterfall Road in the Town of Ashford, County of Windham, and State of Connecticut (hereinafter referred to as "Grantor"), for consideration paid, grant to DEBORAH P. HENGEN of the Town of Stafford Springs and State of Connecticut (hereinafter referred to as "Grantee"), with rights of survivorship as joint tenants, and with WARRANTY COVENANTS, that certain piece or parcel of land located in the Town of Ashford, County of Windham, and State of Connecticut, known as 174 Waterfall Road and shown as "Lot 3" and "Parcel Area to be Conveyed to Lot 3" on a map entitled "Improvement Location Plan Prepared for RAYMOND CROSSEN Ashford, Connecticut Gardner & Peterson Associates 178 Hartford Turnpike Tolland, Connecticut Professional Engineers Land Surveyors By D.A.C. Scale 1"=100' Date 11-13-97 Sheet No. 1 of 1 Map No. 6942A" on file in the Ashford Town Clerk's Office and more particularly described as follows:

- WESTERLY: By Waterfall Road, as shown on said map, 147.41 feet;
- WESTERLY Again: By Waterfall Road, along a curve as shown on said map, 108.01 feet;
- SOUTHWESTERLY: By Waterfall Road, 90.57 feet;
- SOUTHWESTERLY Again: By Waterfall Road, along a curve as shown on said map, 88.16 feet;
- SOUTHERLY: By other land of Raymond Crossen Parcel Area, 65.31 feet;
- SOUTHERLY Again: By other land of Raymond Crossen Parcel Area, 60.00 feet;
- SOUTHWESTERLY Again: By other land of Raymond Crossen Parcel Area, 321.06 feet;
- SOUTHERLY Again: By other land of Raymond Crossen Parcel Area, 1044.25 feet;
- EASTERLY: By land now or formerly of Mihaliak, 12.59 feet;
- EASTERLY Again: By land now or formerly of Mihaliak, 205.83 feet;
- EASTERLY Again: By land now or formerly of Mihaliak, 113.06 feet;
- EASTERLY Again: By land now or formerly of Mihaliak, 271.88 feet;
- NORTHERLY: By land now or formerly of Magy, 37.32 feet;
- NORTHERLY Again: By land now or formerly of Magy, 166.82 feet;
- NORTHERLY Again: By land now or formerly of Magy, 171.52 feet;
- NORTHERLY Again: By land now or formerly of Magy, 302.76 feet;
- NORTHERLY Again: By land now or formerly of Berthelette, 162.38 feet;
- NORTHERLY Again: By land now or formerly of Berthelette, 464.62 feet;
- EASTERLY Again: By land now or formerly of Berthelette, 82.04 feet; and
- NORTHERLY Again: By land now or formerly of Berthelette, 365.55 feet.

490.62

Said premises is conveyed subject to:

1. Any and all provisions of any ordinance, municipal regulation or public or private law.
2. Taxes to the Town of Ashford on the List of 10/1/96 and 10/1/97 which the Grantee herein assumes and agrees to pay.

Signed this 26th day of November, 1997.

Witness by:

F. Joseph Paradiso
Karen L. Soukup

CONVEYANCE TAX RECEIVED

STATE \$ 1300.00 LOCAL \$ 286.00 ^{Recapture} \$ 330.00

Barbara B. Netsack
TOWN CLERK OF ASHFORD

Raymond F. Crossen