

Return to:
Ivey, Barnum & O'Mara, LLC
161 Cherry Street, 2nd fl.
New Canaan, CT 06840

SPECIAL WARRANTY DEED

42/1

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT NOROTON COMPANY, LLC, as to a six-ninths (6/9th) interest, STEPHANIE RAMER LLC, as to a one-ninth (1/9th) interest, SUSAN RAMER LLC, as to a one-ninth (1/9th) interest, and DOUGLAS RAMER LLC, as to a one-ninth (1/9th) interest, all c/o Phil Molstre, 32 Falmouth Road, Stamford, CT 06903 (hereinafter referred to as "Grantor"), for the consideration of One (\$1.00) Dollar and other good and valuable consideration received to its full satisfaction from MAMAS POST ROAD, LLC, c/o Colandro, 263 Thornridge Drive, Stamford, CT 06903 (hereinafter referred to as "Grantee"), does give, grant, bargain, sell and confirm unto the Grantee and unto its successors and assigns forever, all of that certain real property situated in the Town of Darien, County of Fairfield and State of Connecticut, described in Schedule "A" attached hereto and made a part hereof (hereinafter called the "Premises").

TO HAVE AND TO HOLD the above granted and bargained Premises with the privileges and appurtenances thereof, and unto the successors and assigns of the Grantee forever, so that neither the Grantor nor its successors and assigns nor any other person under it or them shall hereafter have any claim, right or title in or to the Premises or any part thereof, but therefrom it and they are by these presents forever barred and excluded.

AND FURTHERMORE, the said Grantor does by these presents bind itself and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained Premises to the said Grantee, and to the Grantee's successors and assigns, against the claims and demands of the Grantor and all persons claiming or to claim by, through or under the Grantor, except as are mentioned in Schedule A attached hereto.

[signature pages immediately follow]

Conveyance
State \$ 33,125.00 Town \$ 6,625.00
Danna E. Rajzewski
Darien Town Clerk

In Witness Whereof, the Grantor has hereunto caused to set its hand this 31st day of January, 2019.

Signed and Delivered by
the Grantor in the presence of:

NOROTON COMPANY, LLC

[Signature]
Name: Marshall Goldberg

By: [Signature]
Name: Philip D. Molstre
Its: Manager

[Signature]
Name: Joleen Green

STATE OF CONNECTICUT)
) SS: Stamford
COUNTY OF FAIRFIELD)

January 31, 2019

Personally appeared Philip D. Molstre, Manager of Noroton Company, LLC, duly authorized 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 said company before me.

[Signature]
Notary Public Marshall Goldberg
Commissioner of the Superior Court

[additional signature pages immediately follow]

[signature page -- Special Warranty Deed]

STEPHANIE RAMER LLC

Philip Molstre
Name: Philip Molstre

By: Philip Molstre
Name: Philip Molstre
duly authorized

Marshall Goldberg
Name: Marshall Goldberg

STATE OF Connecticut

) SS: Stamford January 31, 2019

COUNTY OF Fairfield)

Personally appeared Philip Molstre, on behalf of STEPHANIE RAMER LLC, duly authorized 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 said company before me.

Marshall Goldberg
Notary Public/ Marshall Goldberg
Commissioner of the Superior Court

[additional signature pages immediately follow]

[signature page - Special Warranty Deed]

SUSAN RAMER LLC

Marshall E. Eldberg
Name: Marshall E. Eldberg

By: Philip D. Molstre
Name: Philip Molstre
duly authorized

Solea Energy
Name: Solea Energy

STATE OF Connecticut)

) SS: Stamford January 31, 2019

COUNTY OF ~~Stamford~~ (S)

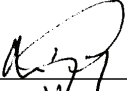
Personally appeared Philip Molstre, on behalf of SUSAN RAMER LLC, duly authorized signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of said company before me.

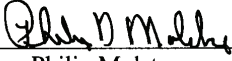
Marshall E. Eldberg
Notary Public / Marshall Eldberg
Commissioner of the Superior Court

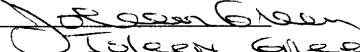
[additional signature page immediately follows]

[signature page - Special Warranty Deed]

DOUGLAS RAMER LLC

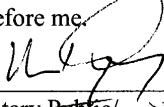

Name: Marshall Goldberg

By: 
Name: Philip Molstre
duly authorized


Name: Doreen Green

STATE OF Connecticut)
) SS: Stamford
COUNTY OF Fairfield)

Personally appeared Philip Molstre, on behalf of DOUGLAS RAMER LLC, duly authorized 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 said company before me.


Notary Public/ Marshall Goldberg
Commissioner of the Superior Court

[signature page – Special Warranty Deed]

SCHEDULE A

Description
(1973 Boston Post Road, Darien, CT)

All that certain piece, parcel or lot of land, with the buildings thereon, situated in the Town of Darien, County of Fairfield, State of Connecticut, and being more particularly shown and designated as lot number twelve (12) on a certain Map entitled "Map of Garden City Park owned by John A. Weed and Bessie Weed Shaw, at Noroton, Town of Darien, Conn.", which map is on file as Map No. 407 in the Darien Town Clerk's Office, reference thereto being hereby had for a more particular description of said premises.

The premises are conveyed subject to the following:

1. Any restrictions or limitations imposed by governmental authority, including the zoning and planning rules and regulations of the Town of Darien.
2. Taxes of the Town of Darien next becoming due and payable.
3. Easement to The Connecticut Power Company dated May 26, 1955 and recorded June 6, 1955 in Book 188 at Page 363 of the Darien land records.
4. Conditions contained in a Notice of Zoning Approval recorded August 15, 1991 in Book 646 at Page 169 of the Darien land records.
5. Conditions contained in a Notice of Zoning Approval recorded July 3, 2014 in Book 1531 at Page 574 of the Darien land records.

Received for record ⁶ FEB 27 2019 @ 12:17 PM
Attest Denise E. Papasaku
TOWN CLERK