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Book 923 Page 1066 - 1068
File# 2005-00005825

WARRANTY DEED

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME --- GREETING:

KNOW YE, THAT LILY V. MISSIRLIAN, of Boca Raton, Florida and **LINDA BALIAN**, of the Town of Darien, County of Fairfield and State of Connecticut ("Grantors"), for the consideration of ONE MILLION SIX HUNDRED FIFTY THOUSAND DOLLARS (\$1,650,000.00) received to their full satisfaction of **STUART P. ROSENBERG** and **REBECCA K. ROSENBERG**, both of the Town of Guilford, County of New Haven and State of Connecticut ("Grantees"), do hereby give, grant, bargain, sell and confirm unto the said Grantees, and unto the survivor of them, and unto such survivor's heirs, executors, administrators, successors and assigns forever, all that certain piece or parcel of land, with all the buildings and all other improvements thereon, situated at what is known as Rockland Park in the Village of Short Beach, Town of Branford in the County of New Haven and State of Connecticut bounded:

WEST: by land now or formerly of Edwin R. Kelsey, as the easterly property line of said Edwin R. Kelsey was established by mutual consent as of record appears, 233-84/100 feet;

NORTH
AND EAST: by the westerly line of Reynolds Avenue, so-called, 69 feet, more or less;

SOUTH: by land now or formerly of Marion Reynolds Bennett, 6 feet, more or less;

EAST: by land now or formerly of said Marion Reynolds Bennett, 179 feet, more less;

SOUTH
AGAIN: by the southerly boundary line of land now or formerly of Marion Reynolds Bennett, 179 feet, more or less;

The said westerly line being marked by a stone monument set at the southwesterly corner, and stone monument set on the southerly side of Reynolds Avenue.

Also, all right, title and interest in and to a piece of land adjoining the above described piece on the south, bounded:

NORTH: partly by land now or formerly of W.C. Williams, and partly by land now or formerly of the heirs of Edwin R. Kelsey, and partly by land now or formerly of the heirs of William H. Reynolds;

\$ 12,500.00 State Conveyance Tax Received
\$ 4,125.00 Conveyance Tax Received
Melinda L. Gester, Asst.
Town Clerk of Branford

EAST,
SOUTH
AND WEST: by the channels of a certain creek or cove of Long Island Sound and of the gut.

Together with rights and subject to rights, conditions, limitations and agreements as set forth in Volume 132, Page 357 of the Branford Land Records.

Said premises are subject to:

1. Rights, conditions, limitations and agreements as set forth in Volume 132, Page 357 of the Branford Land Records.
2. Building lines, if established, all laws, ordinances and governmental regulations including building and zoning ordinances affecting said premises.
3. Taxes on the Grand List of October 1, 2004, second half due and payable January 1, 2006, and taxes assessed and coming due and payable thereafter.

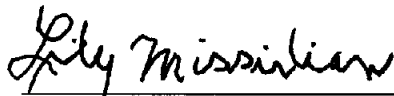
TO HAVE AND TO HOLD the above granted and bargained premises, with all the appurtenances thereof, unto the said Grantees, their heirs, executors, administrators, successors and assigns forever, to them and their own proper use and behoof. And also, the said Grantors do for themselves, their heirs, executors, administrators, successors and assigns, covenant with the said Grantees, their heirs, executors, administrators, successors and assigns, that at and until the ensembling of these presents, Grantors are 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 is above written; and that the same is free from all encumbrances whatsoever, except as stated above.

AND FURTHERMORE, the said Grantors do by these presents bind themselves and their heirs, executors, administrators, successors and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to the said Grantees, their heirs, executors, administrators, successors and assigns, against all claims and demands whatsoever, except as stated above.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 18 day of August, 2005.

In the presence of:




_____ L.S.
Lily V. Missirlian



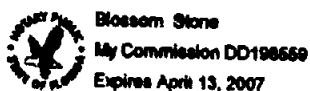
Ann J. Walden
Ann J. Walden

Linda Balian L.S.
Linda Balian

Sonali Khandekar
SONALI KHANDEKAR

STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss.: _____; August 18, 2005

Personally appeared, Lily V. Missirlian, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me.



Blossom Stone
Notary Public
My Commission Expires: 4/13/07

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss.: Darien; August 22, 2005

Personally appeared, Linda Balian, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me.

Rachel A. [Signature]
Notary Public
My Commission Expires: My Commission Expires March 31, 2006

Received for Record at Branford, CT
On 08/29/2005 At 9:13:42 am

Georgette A. [Signature]