

**Bolton Zoning Board of Appeals
Regular Meeting Minutes
March 12, 2024 7:00 p.m.
Bolton Town Hall, 222 Bolton Center Road
In-Person Meeting and Virtual Utilizing Zoom**

Members Present: Chairman Morris Silverstein, William Pike, Jonathan Treat and Alternates Tom Lyon (seated for Josh Machnik) and Mary Terhune (seated for Anne Decker)

Regular Meeting

1. Call to Order: Chairman Morris Silverstein called the meeting to order at 7:03 p.m.

2. Public Comment: No public comment

3. Public Hearing

#ZBA-24-1: Alex O’Neil – 366 West St. – 15 ft. side yard variance to allow for an addition to the existing garage

Alex O’Neil spoke on his behalf. Caitlin O’Neil attended the meeting via Zoom. The O’Neil’s are proposing a garage addition to be built onto the south side of the existing garage. They are seeking a 15 ft. side yard variance due to the topography of the lot, lot configuration, location of the well and septic system and the location of existing structures on the lot. Landmark Surveys produced a site plan. The abutting neighbors have not indicated a problem with the building of the new structure.

W. Pike asked that based on the hardship, if the new garage could be put behind the pool area. Mr. O’Neil noted that that area is very wet and would not be esthetic to abutting neighbors. Running electricity to that area would be problematic and it would not allow for a new leach field if that ever became necessary.

Carol Drown, a neighbor to the south side expressed her concerns. She felt that she would be losing the footage that she would need to develop her property and to put in a road for access. She believes that there is currently an easement between the two properties. Discussion ensued and Ms. Drown indicated that she would double check the usual variance requirements with the Town Engineer. The Board members reassured her that there would be no impact to her property.

W. Pike noted that more investigation should be done based on the concerns of the Ms. Drown.

Mr. O’Neil read his hardship statement based on a request by J. Treat.

M. Terhune had questions about the survey which W. Pike was able to explain to her. She also asked where the garage doors would be. It will be one 14-ft. door for access. Mr. O’Neil is planning to store an RV in the proposed structure. She asked if they considered having the

structure freestanding as opposed to having it attached to the existing structure. Mr. O'Neil felt that having it attached to the current structure would have the least impact to the neighbors and the view from the existing structure.

T. Lyon asked about the height of the new structure. Mr. O'Neil stated that the new garage will be about 10 ft. higher than the existing structure.

J. Treat asked about removing part of the existing structure and rebuilding. Mr. O'Neil stated that it would be difficult due to the structural nature of the existing building. J. Treat asked M. Silverstein if part of the responsibility of the Board is to not expand variances to conformity. M. Silverstein noted that discretion is also part of the responsibility of the Board.

Mr. O'Neil noted that he understands the rules but he feels that there is room for latitude to be given if there is no direct impact to the abutting neighbors.

Joseph Jazwicz, 7 Lucks Way, stated that he has no objection to the proposed variance.

J. Treat read from Page 60 in the Zoning Board of Appeals manual. He feels that there is something about that that is particularly judicious. Mr. O'Neil stated that he did not create an additional hardship.

Robert Cindric, 2 Deer Run, spoke about the hardship. The hardships are preexisting and were inherited. He feels that the O'Neil's are trying to build on to the house in the best and most equitable way possible. J. Treat responded that the setback exists to protect the neighbor. The minute that is infringed upon, that neighbor would be losing the benefit of the setback latitude.

Joe Sandberg, 370 West Street, stated that he has no objection to the proposed variance.

Carol Drown would like to have more time to review the documents.

T. Lyon asked if Ms. Drown can provide proof of the easement between the two properties.

J. Treat read from a letter that Mr. O'Neil sent out in February to abutting neighbors to explain his project. J. Treat feels that was an invitation for anyone to get more information.

M. Silverstein closed the Public Hearing.

J. Treat asked M. Silverstein what his feeling was. M. Silverstein asked the members to look at pages 689 and 690 in the CT General Statutes. He asked the Board members how they feel about the points noted on those pages.

T. Lyon feels that it is called a variance for a reason.

M. Terhune felt that if the abutting neighbor feels that she doesn't have enough information that is a concern and should be a consideration.

W. Pike noted that whenever a neighbor has a question or a concern, historically a decision is not made until they are informed. He would like to table the decision without any prejudice.

J. Treat asked –facing the house from the street, could an emergency vehicle gain access to the left of the house. Mr. O’Neil noted that there is access.

M. Silverstein noted that it would be incumbent on the neighbor to provide her documentation for the next meeting.

M. Terhune feels that it is necessary to give the neighbor time to gather information before the next meeting.

Joe Sandberg asked if a special meeting could be called. M. Silverstein stated that it wouldn’t be practical.

M. Silverstein stated that the decision will be postponed until the April meeting.

J. Treat believes that it would be prudent to have the utility company write a letter of blessing for the safety of the community, maintenance reasons, etc. based on the electrical pole being so close to the proposed new structure.

4. Approval of Minutes:

December 12, 2023

M. Terhune made a motion to accept the minutes as presented. T. Lyon seconded. The motion passed unanimously 5:0:0.

5. Other: None

6. Adjournment


J. Treat made a motion to adjourn at 8:12 p.m. M. Terhune seconded. The motion passed unanimously 5:0:0.

Respectfully submitted,

Leslie J. Brand

Leslie J. Brand

Please see minutes of subsequent meetings for corrections to these minutes and any corrections hereto.

RE: 366 west st  Inbox x



↩ aleroy@eastcenterlaw.com

Fr

to me ▾

Good Morning Alex:

The title search came in this morning. Atty **Blackwell** has reviewed the title search and there is no easement on this property.

Please bring in a check payable to Titlespan, LLC in the amount of \$238.00 so that we can pay the title searcher.

Thank you.

Arlene B. LeRoy ☐☐
Paralegal
Blackwell & Spadaccini, LLC
158 East Center Street
Manchester, CT 06040
Phone (860) 432-0676
Fax (860) 432-2926

Titlespan, LLC
289 Geraldine Drive
Coventry, CT 06238
860.543.1331
titlespan@sbcglobal.net

March 21, 2024

David H. Blackwell, Esquire
Blackwell & Spadaccini, LLC
158 East Center Street
Manchester, CT 06040

Re: 370 West Street, Bolton

2024-157	Fee:	\$ 175.00
	Costs:	\$ 63.00
	TOTAL DUE	\$ 238.00

TITLESPAN, LLC
TITLE SEARCH SUMMARY

Property Location: 370 West Street, Bolton, Connecticut
Owner: Carol A. Dove and Betty J. Dove
Searched From: October 7, 1961
Searched To: March 19, 2024

NOTICE: This search was performed within the dates reflected above. Searcher makes no representations to any defects, liens, encumbrances, adverse claims or other matters created, existing or arising prior to October 7, 1961.

Encumbrances:

1. Life use reserved to Oscar S. Anderson in a Quit Claim Deed dated August 10, 1978 and recorded August 11, 1978 in Book/Volume 51 at Page 105.
2. Special Permit dated May 21, 1996 and recorded June 14, 1996 in Book/Volume 87 at Page 1115.
3. Certificate of Merger dated August 23, 1996 and recorded September 6, 1996 in Book/Volume 88 at Page 697.
4. Assessor's Certificate recorded February 11, 1997 in Book/Volume 89 at Page 703.
5. Mortgage Deed in the original principal amount of \$93,000.00 from Carol A. Drown to Washington Mutual Bank, FA dated August 12, 2003 and recorded August 18, 2003 in Book/Volume 118 at Page 78; assigned to Wells Fargo Bank, NA by Assignment dated February 27, 2007 and recorded March 8, 2007 in Book/Volume 135 at Page 1190; assigned to Nationstar Mortgage LLC by Assignment dated December 26, 2023 and recorded December 27, 2023 in Book/Volume 193 at Page 924.
6. Judgment Lien dated June 4, 2009 and recorded June 8, 2009 in Book/Volume 143 at Page 1170.

General Information:

1. Tax Information: See attached tax bill.

THIS TITLE REPORT, INCLUDING ANY NOTES ATTACHED HERETO, IS INTENDED FOR THE EXCLUSIVE USE OF: David H. Blackwell, Esquire AND CANNOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF TITLESPAN, LLC.

289 Geraldine Drive, Coventry, CT 06238
860.543.1331
titlespan@sbcglobal.net

VOLUME 38 PAGE 530		GRANTORS Estate of Oscar L. Anderson
NATURE Probate cert	DATED 8/5/65	GRANTEES Oscar S. P. Anderson
	WIT. & ACK. —	
	REC. 8/6/65	

DESCRIPTION
 Doc: 4/22/66
 re: 35/412

SUBJECT TO:

C 30 B--QUIT CLAIM DEED
FROM IND. OR CORP.

ADGRVST

©1977 ALL-STATE LEGAL SUPPLY CO.
268 SHEPHERD ST., MOUNTAINSIDE, N. J. 07093

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

Know Ye, That I, OSCAR S. ANDERSON, of the Town of Bolton,

County of Tolland and State of Connecticut *herein designated as the Releasor,*

for the consideration of ONE DOLLAR (\$1.00) and other valuable considerations less than \$100.00; received to Releasor's full satisfaction from BETTY J. DOVE, of the Town of Bolton, County

of Tolland and State of Connecticut, also sometimes known as Betty Hills

herein designated as the Releasee,

does by these presents remise, release and forever Quit-Claim unto the said Releasee and to the Releasee's heirs, successors and, assigns forever, all the right, title, interest, claim and demand whatsoever as the said

Releasor has or ought to have in or to a certain piece or parcel of land situated in the Town of Bolton, County of Tolland and State of Connecticut known as 370 West Street, and being bounded and described as follows; to witt:

- NORTHERLY by land now or formerly of Wesley E. Vancour, Six Hundred Feet (600');
- EASTERLY by land of the grantor herein, Three Hundred Eighty-four and Twenty One-Hundredths Feet (384.20');
- SOUTHERLY by land now or formerly of the grantor herein, Five Hundred Eighty-five and Sixty-seven One-Hundredths Feet (585.67'); and
- WESTERLY by Connecticut Route 85, also known as said West Street, Three Hundred Sixty-six Feet (366').

Said premises are more particularly shown on a map entitled: "Anderson Acres Property Mapped For Oscar Anderson Conn. Route 85 - Bolton, Conn. Scale 1" = 200' Feb. 17, 1969 Griswold Engineering, Inc. Rev. 6/6/75" and containing 5.2 acres as shown on said map.

NO CONVEYANCE TAX COLLECTED

Charlene B. Lewis
TOWN CLERK OF BOLTON

104

VOLUME 51

To Have and to Hold the premises hereby remised, released and quit-claimed with all the appurtenances unto the said Releasee and to the Releasee's heirs, successors and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents, forever barred and excluded.

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 Releasor has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be hereto affixed this 10th day of August 1978.

Signed, Sealed and Delivered in the presence of or Attested by

Caril L. Fortier
Caril L. Fortier
Paul R. Marte

Oscar S. Anderson
Oscar S. Anderson

State of Connecticut
County of TOLLAND

August 10, 1978
Bolton, Conn

The foregoing instrument was acknowledged before me this 10th day of August 1978, by Oscar S. Anderson

RECEIVED AUG 11 1978
CATHERINE K. LEINER
AUG 11 1978
AT 10:50 a.m.

Paul R. Marte
Commissioner of the Superior Court

VOLUME 51		PAGE 105		GRANTORS
NATURE		DATED	8/10/78	GRANTEES
QCO		WIT. & ACK.	✓✓	
		REC.	8/11/78	
				Oscar S. Anderson Life use only.

DESCRIPTION

600 x 384.20 x 585.67 x 366
 Anderson Acres, 2/17/69 Rev. 6/6/75

SUBJECT TO:

VOLUME 51

105

C 30 B—QUIT CLAIM DEED
FROM IND. OR CORP.

ADGRYST

©1977 ALL-STATE LEGAL SUPPLY CO.
269 SHEFFIELD ST., MOUNTAINSIDE, N. J. 07092

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

Know Ye, That I, BETTY J. DOVE, also sometimes known as Betty Hill,
Connecticut
of the Town of Bolton, County of Tolland and State of *herein designated as the Releasor,*
for the consideration of ONE DOLLAR (\$1.00) and other valuable considerations less
than \$100.00;
received to Releasor's full satisfaction from OSCAR S. ANDERSON, of the Town of Bolton,
County of Tolland and State of Connecticut

herein designated as the Releasee,
for life only
does by these presents *herewith*, release and forever Quit-Claim unto the said Releasee and to the Releasee's
heirs, successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said
Releasor has or ought to have in or to a certain piece or parcel of land situated in the
Town of Bolton, County of Tolland and State of Connecticut known as 370 West
Street, and being bounded and described as follows, to wit:

NORTHERLY	by land now or formerly of Wesley E. Vancour, Six Hundred Feet (600');
EASTERLY	by land now or formerly of Oscar S. Anderson, Three Hundred Eighty-four and Twenty One-Hundredths Feet (384.20');
SOUTHERLY	by land now or formerly of Oscar S. Anderson, Five Hundred Eighty-five and Sixty-seven One-Hundredths feet (585.67'); and
WESTERLY	by Connecticut Route 85, also known as said West Street, Three Hundred Sixty-six Feet (366').

Said premises are more particularly shown on a map entitled: "Anderson Acres
Property Mapped for Oscar Anderson Conn. Route 85 - Bolton, Conn. Scale 1" = 200'
Feb. 17, 1969 Griswold Engineering, Inc. Rev. 6/6/75" and containing 5.2 acres
as shown on said map.

In consideration of the above the Releasee herein assumes and agrees to pay all
real property taxes which are charged or assessed against said property.

NO CONVEYANCE TAX COLLECTED

Catherine R. Lewis
TOWN CLERK OF BOLTON

106

VOLUME 51

~~The undersigned, I, _____
do hereby certify that _____
is the true and correct copy of _____
as the same appears from the records of _____
in the _____~~

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 Releasor has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be hereto affixed this 10th day of August 1978.

Signed, Sealed and Delivered in the presence of
or Attested by

Kathleen D. Allen
Kathleen D. Allen
Paul R. Marto
Paul R. Marto

Betty J. Dove
Betty J. Dove, a/k/a Betty Hills

State of Connecticut
County of HOLLAND

} ss. Bolton, August 10, 1978

The foregoing instrument was acknowledged before me this _____ day of August 1978, by Betty J. Dove, a/k/a Betty Hills

AUG 11 1978
RECEIVED
CATHERINE K. LEHRER
JUDICIAL CLERK

Paul R. Marto
Paul R. Marto
Commissioner of the Superior Court

10:51 AM

742

VOLUME 53

QUIT-CLAIM DEED

D136

Cleverland Legal Blank Service, Inc.
E. Hartford, Connecticut

Know All Men by These Presents

THAT, I, OSCAR S. ANDERSON also known as OSCAR S. P. ANDERSON, presently of the Town of Bolton, County of Tolland and State of Connecticut,

for divers good causes and considerations thereunto moving, especially for ONE (\$1.00) DOLLAR and other valuable considerations less than \$100.00,

received to my full satisfaction of BETTY J. DOVE, presently of the Town of Bolton, County of Tolland and State of Connecticut,

have remised, released, and forever quit-claimed, and do by these presents, for myself and heirs, justly and absolutely remise, release, and forever QUIT-CLAIM unto the said BETTY J. DOVE, her

heirs and assigns forever, all such right and title as I, the said OSCAR S. ANDERSON also known as OSCAR S. P. ANDERSON, have or ought to have in or to a certain piece or parcel of land situated in the Town of Bolton, County of Tolland and State of Connecticut, bounded and described as follows:

NORTHERLY	by land now or formerly of Fred Luck, Fourteen Hundred Fifty (1450) feet, more or less;
EASTERLY	by land now or formerly of one Chase, Nine Hundred Twenty-five (925) feet, more or less;
SOUTHERLY	by other land now or formerly of said Chase, Four Hundred Ten (410) feet, more or less; again
EASTERLY	by land now or formerly of said Chase, Nine Hundred Twenty-five (925) feet, more or less; again
SOUTHERLY	by the Bolton/Hebron Town Line, being land now or formerly known as "Forest Hill Development", Twelve Hundred Ten (1210) feet, more or less;
WESTERLY	by land now or formerly of Gay City State Park and land now or formerly of Robert Peterson, in part by each, in all, Twelve Hundred Sixty-five and 78/100 (1265.78) feet, more or less; again
SOUTHERLY	by land now or formerly of said Peterson, Four Hundred Fifty-three and 57/100 (453.57) feet; again
WESTERLY	by Connecticut Highway Route 85, Sixty-two (62) feet, more or less; again
NORTHERLY	by land now or formerly of Oscar S. Anderson, Five Hundred Eighty-five and 67/100 (585.67) feet; again
WESTERLY	by land of said Anderson and land now or formerly of one Vancour, in part by each, in all, Five Hundred Eighty-four and 20/100 (584.20) feet.

Said premises consist of all of the remaining portion of the same land described in a Quit-Claim Deed dated 10/7/61, and recorded in the Bolton Land Records in Volume 35, at Page 412.

VOLUME 53

743

NO CONVEYANCE TAX COLLECTOR

Paul R. Marté
TOWN CLERK OF BOSTON

To Have and to Hold, the premises unto her, the said BETTY J. DOVE,

and to her heirs and assigns, to the only use and behoof of the said

heirs and assigns forever, so that neither I, the said OSCAR S. ANDERSON, also known as OSCAR S. P. ANDERSON,

nor any person or persons in my name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and everyone of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, I,

have hereunto set my hand this 30th day of JUNE, 19 80.

Signed and Delivered in the presence of:

Charles E. Hallgren
Charles E. Hallgren
Paul R. Marté
Paul R. Marté

Oscar S. Anderson
Oscar S. Anderson

STATE OF CONNECTICUT, } ss. Vernon
COUNTY OF TOLLAND

JUNE 30, 1980

Personally Appeared , OSCAR S. ANDERSON also known as OSCAR S. P. ANDERSON, Signer(s) of the foregoing Instrument, and acknowledged the same to be his free act and deed, before me.

Paul R. Marté
Notary Public / Commissioner of Superior Court
Paul R. Marté

STATE OF CONNECTICUT, } ss.
COUNTY OF

19

Personally Appeared , as aforesaid, Signer of the foregoing Instrument, and acknowledged the same to be free act and deed as such and the free act and deed of said corporation/partnership, before me.

Grantees' Address:

370 West St
Boston, Conn

Notary Public / J. of Peace / Commissioner of Superior Court

RECEIVED JUL 9 1980 AM 12:10 P.M.
CATHERINE K. LEINER
TOWN CLERK

VOLUME 87 PAGE 115		GRANTORS Betty J. Dove
NATURE Special Permit	DATED 5/21/96	GRANTEES Town
	WIT. & ACK. —	
	REC. 6/14/96	

DESCRIPTION

"Norman J. Dove, 02/96 Rev. 5/9/96"
(map not found)

SUBJECT TO:

1115

VOLUME 87

BOLTON PLANNING AND ZONING COMMISSION

SPECIAL PERMIT
FOR THE
COMMERCIAL STABLING OF HORSES
AT
370 WEST STREET

The Bolton Planning and Zoning Commission at its May 15, 1996 meeting granted a Special Permit to, Norman J. Dove, Jr. for the commercial stabling of horses at 370 West Street which is owned by Betty J. Dove in accordance with Section 6A 10 of the Zoning Regulations, subject to the following conditions:

1. The site shall comply with the "Site Development Plan, Prepared for Norman J. Dove, Country Crossing Stables, West Street Conn. Rte 85, Bolton Connecticut" dated 02/96, last revised 05/09/96 and prepared by Messler & Associates, Inc.
2. The property at 370 West Street and the adjacent property owned by Betty J. Dove shall be combined into one parcel so that the proposed building location complies with the Zoning Regulations. The appropriate legal document combining the properties shall be recorded in the land records at the Town Clerk's office. This Special Permit will not be endorsed by the Planning and Zoning Commission Chairman nor shall it be filed in the Land Records until the two parcels are combined.
3. The fencing along the front of the property shall be a rail or board fence at least 5 feet high sufficient for containing horses on the property.
4. Four to six foot high pine, spruce or other suitable evergreen trees as approved by the Zoning Enforcement Officer, shall be planted at ten foot spacings along the west side of the proposed barn and along the Vancour and Peterson property lines beginning at the front fence and proceeding easterly to their back property corners.
5. A concrete storage structure shall be constructed and used to contain all animal waste so that there is no contamination of the ground water, no flies from the waste and no odor from the waste detectable at the property line.
6. The existing damaged barns shall be completely removed or repaired in accordance with the building code.
7. One new barn shall be constructed for no more than 14 horses with no more than 14 parking spaces.
8. No building permit shall be issued for the barn until conditions 2 through 6 of this Special Permit are completed.
9. No horses except the applicant's horse that is now on the site may be stabled on the site until a Certificate of Occupancy is issued for the barn by the Building Official.

Loren Otter 5-21-96
Loren Otter, Chairman
Bolton Planning & Zoning Commission

JUN 14 1996
5:10:20pm
Susan M. DePold
Town Clerk

Expires 5-21-2001

VOLUME 88 PAGE 697		GRANTORS
NATURE cert. of merger		Betty J. Dove
DATED 8/23/96		GRANTEES Betty J. Dove
WIT. & ACK/VJ		
REC. 9/6/96		
DESCRIPTION merges 51/103 & 53/742		

SUBJECT TO:

VOLUME 88

697

CERTIFICATE OF MERGER

I, BETTY J. DOVE, of the Town of Bolton, County of Tolland and State of Connecticut am the owner of two certain pieces or parcels of land located easterly of West Street in the Town of Bolton as more particularly described on Schedule A attached hereto and incorporated herein by reference.

WHEREAS, the Planning and Zoning Commission of the Town of Bolton by its permit dated the 21st day of May, 1996 approved an application for a special use permit for the commercial stabling of horses pursuant to Section 6a.10 of the zoning regulations of the Town of Bolton; and

WHEREAS, as condition number two of said approval, the Planning and Zoning Commission of the Town of Bolton required that the two parcels of land referenced on Schedule A attached hereto, presently in the name of BETTY J. DOVE, be merged for zoning and subdivision purposes; and

NOW THEREFORE, in consideration of the approval by the Bolton Planning and Zoning Commission of the above referenced special permit for the commercial stabling of horses, I, BETTY J. DOVE, as owner of the two certain pieces or parcels of land, referenced as the first and second pieces on Schedule A attached hereto do hereby declare said parcels to be merged into one parcel for all building and building line, zoning and subdivision regulations of the Town of Bolton so that, in the future, said two parcels shall hereinafter be considered one parcel of record.

Dated at South Windsor, Connecticut this ^{23rd} day of August, 1996.

[Signature]
Harold R. Cummings

[Signature]
Betty J. Dove

[Signature]
MICHAEL J. LANSKA
STATE OF CONNECTICUT

HARTFORD COUNTY) ss: South Windsor August ^{23rd}, 1996

Personally appeared before me, the undersigned officer, Betty J. Dove who acknowledged the same to be her free act and deed

[Signature]
Harold R. Cummings
Commissioner of the Superior Court

698

VOLUME 88

SCHEDULE A

FIRST PIECE:

to a certain piece or parcel of land situated in the Town of Bolton, County of Tolland and State of Connecticut known as 370 West Street, and being bounded and described as follows; to-wit:

- NORTHERLY by land now or formerly of Wesley E. Vancouver, Three Hundred Sixty-six Feet (366');
- EASTERLY by land of the grantor herein, Three Hundred Eighty-four and Twenty One-Hundredths Foot (384.20');
- SOUTHERLY by land now or formerly of the grantor herein, Five Hundred Eighty-five and Sixty-seven One-Hundredths Foot (585.67'); and
- WESTERLY by Connecticut Route 85, also known as said West Street, Three Hundred Sixty-six Feet (366').

SECOND PIECE:

to a certain piece or parcel of land situated in the Town of Bolton, County of Tolland and State of Connecticut, bounded and described as follows:

- NORTHERLY by land now or formerly of Fred Luck, Fourteen Hundred Fifty (1450) feet, more or less;
- EASTERLY by land now or formerly of one Chase, Nine Hundred Twenty-five (925) feet, more or less;
- SOUTHERLY by other land now or formerly of said Chase, Four Hundred Ten (410) feet, more or less; again
- EASTERLY by land now or formerly of said Chase, Nine Hundred Twenty-five (925) feet, more or less; again
- SOUTHERLY by the Bolton/Hebron Town Line, being land now or formerly known as "Forest Hill Development", Twelve Hundred Ten (1210) feet, more or less;
- WESTERLY by land now or formerly of Gay City State Park and land now or formerly of Robert Peterson, in part by each, in all, Twelve Hundred Sixty-five and 78/100 (1265.78) feet, more or less; again
- SOUTHERLY by land now or formerly of said Peterson, Four Hundred Fifty-three and 57/100 (453.57) feet; again
- WESTERLY by Connecticut Highway Route 85, Sixty-two (62) feet more or less; again
- NORTHERLY by land now or formerly of Oscar B. Anderson, Five Hundred Eighty-five and 67/100 (585.67) feet; again
- WESTERLY by land of said Anderson and land now or formerly of one Vancouver, in part by each, in all, Five Hundred Eighty-four and 20/100 (584.20) feet.

SEP 06 1996

REC'D OF RECORDS 11:25 PM
James M. DePinto
Clerk

VOLUME <u>89</u> PAGE <u>703</u>		GRANTORS <u>Betty J. Dove</u>
NATURE <u>Assessor's CERT</u>	DATED <u>—</u>	GRANTEES <u>Town</u>
	WIT. & ACK. <u>—</u>	
	REC. <u>01/11/97</u>	
DESCRIPTION <u>35.00 AC</u>		

SUBJECT TO:

703

VOLUME 89

Page 1 of 2

January 31, 1997
 ASSESSOR'S CERTIFICATE
 FARM
 BOLTON, CT 06043

Owner of Record & Address	Property Location	Acquisition or Classification	Expiration Date	M/P/L	Acreage
Anderson, William H. 340 Burnham Street Manchester, CT. 06040	French Road	4/13/95 (A)	4/13/2005	13-32-P32	35.00
Coleman, George & Kathleen 56 Brandy Street Bolton, CT. 06043	56 Brandy Street	6/26/74 (A)	6/26/1984	21-3-116	7.00
Cyr, Brent (aka Dodge City, Inc.) 284 West Street Bolton, CT. 06043	284 West Street	9/3/93 (A)	9/3/2003	12+20-6-4 12+20-6-4d 12+20-6-4e	35.92 25.83 8.73
Dove, Betty J. 370 West Street Bolton, CT. 06043	370 West Street	7/3/80 (A) 10/26/92 (C)	7/3/90 10/26/2002	11-6-2	35.00
Kriedel, James F. 28 Charter Road Weihersfield, CT.	222 West Street	5/11/93 (A)	5/11/2003	12+20-6-5c	9.06
Luck, Frederick G. & Karen 344 West Street Bolton, CT. 06043	344 West Street	4/26/89 (A) 3/2/92 (C)	4/26/99 3/2/2002	11-6-3	25.00
McAllister, Carl E. 316 Hartford Road Manchester, CT. 06040	Hebron Road	12/27/77 (A) 1/13/95 (C)	12/27/87 1/13/2005	11-61B+18b	78.06
Morris, John P. & Olga B. 112 Brandy Street Bolton, CT. 06043	108 Brandy Street	5/11/92(A)	5/11/2002	21-4-18a	1.39

See Certificate of Declassification for KRIEDEL Vol. 94 Pg. 263
 See Certificate of Declassification for (CYR, BRENT) Vol. 100 Pg. 1086
 aka
 DODGE CITY
 Inc.

704

VOLUME 89

Page 2 of 2

Payne, William & Natalie 65 Shoddy Mill Road Bolton, CT. 06043	68 Shoddy Mill Road	8/18/87 (A) 10/31/95 (C)	8/18/97 10/31/2005	19-1-81	30.00
Tedford, Donald F. II, et al P.O. Box 9515 Bolton, CT. 06043	West Street	9/24/92 (C)	9/24/2002	12-35-14a	36.47
Vitalano, Rocco & Mary S. & Fusco, Guglielmo & Maria 243 West Street Bolton, CT. 06043	West Street & Lyman Road	9/2/93 (A) 12/14/89 (C)	9/2/93 12/14/99	12-35-31 12-35-4a	27.20 .59

Charles P. Russo
Assessor

FEB 11 1997 6:25 PM
Susan M. DeRisi

VOL. 92 PAGE 470
SCHEDULE A

FIRST PIECE:

a certain piece or parcel of land situated in the Town of Bolton, County of Tolland and State of Connecticut known as 370 West Street, and being bounded and described as follows; to wit:

- NORTHERLY by land now or formerly of Wesley E. Vancour, Six Hundred Feet (600');
- EASTERLY by land of the grantor herein, Three Hundred Eighty-four and Twenty One-Hundredths Feet (384.20');
- SOUTHERLY by land now or formerly of the grantor herein, Five Hundred Eighty-five and Sixty-seven One-Hundredths Feet (585.67'); and
- WESTERLY by Connecticut Route 85, also known as said West Street, Three Hundred Sixty-six Feet (366').

Said premises are more particularly shown on a map entitled: "Anderson Acres Property Mapped For Oscar Anderson Conn. Route 85 - Bolton, Conn. Scale 1" = 200' Feb. 17, 1969 Griswold Engineering, Inc. Rev. 6/6/75" and containing 5.2 acres more or less.

SECOND PIECE:

a certain piece or parcel of land situated in the Town of Bolton, County of Tolland and State of Connecticut, bounded and described as follows:

- NORTHERLY by land now or formerly of Fred Luck, Fourteen Hundred Fifty (1450) feet, more or less;
- EASTERLY by land now or formerly of one Chase, Nine Hundred Twenty-five (925) feet, more or less;
- SOUTHERLY by other land now or formerly of said Chase, Four Hundred Ten (410) feet, more or less; again
- EASTERLY by land now or formerly of said Chase, Nine Hundred Twenty-five (925) feet, more or less; again
- SOUTHERLY by the Bolton/Hebron Town Line, being land now or formerly known as "Forest Hill Development", Twelve Hundred Ten (1210) feet, more or less;
- WESTERLY by land now or formerly of Gay City State Park and land now or formerly of Robert Peterson, in part by each, in all, Twelve Hundred Sixty-five and 78/100 (1265.78) feet, more or less; again
- SOUTHERLY by land now or formerly of said Peterson, Four Hundred Fifty-three and 57/100 (453.57) feet; again
- WESTERLY by Connecticut Highway Route 85, Sixty-two (62) feet, more or less; again
- NORTHERLY by land now or formerly of Oscar S. Anderson, Five Hundred Eighty-five and 67/100 (585.67) feet; again
- WESTERLY by land of said Anderson and land now or formerly of one Vancour, in part by each, in all, Five Hundred Eighty-four and 20/100 (584.20) feet.

Said premises contains 60.8 acres more or less.

RECEIVED FOR RECORD FEB 02 1998 11:00 PM
Nancy V. Somo
ASST. REC. CLERK

VOLUME 93		PAGE 69	GRANTORS
NATURE		DATED 4/2/98	GRANTEES
OCD		WIT. & ACK. <input checked="" type="checkbox"/>	
		REC. 4/13/98	
DESCRIPTION			Carol A. Drown
			releases life use = 92/469
			S/A 1st pc 92/469

SUBJECT TO:

VOL. 93 PAGE 69

QUIT CLAIM DEED

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

KNOW YE, THAT, I, BETTY J. DOVE of the Town of Hebron, County of Tolland and State of Connecticut (hereinafter referred to as the "Releasor")

for the consideration of ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATION BUT LESS THAN ONE HUNDRED (\$100.00) DOLLARS

received to her full satisfaction of CAROL A. DROWN, of the Town of Bolton, County of Tolland and State of Connecticut (hereinafter referred to as "Releasee")

do remise, release, and forever QUIT-CLAIM unto the said CAROL A. DROWN, her heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as I the said Releasor have or ought to have in or to a certain piece or parcel of land, with the building thereon, located at 370 West Street as more particularly described in Schedule A attached hereto.

The intent of this deed is to release the life use as to the first piece referenced in a certain quit claim deed from Betty J. Dove to Carol A. Down dated January 23, 1998 and recorded at Volume 92 at Page 469 of the Bolton Land Records. Said life use remains in full force and legal effect as to the second piece referenced in said deed.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Releasee, her heirs and assigns forever, so that neither I the Releasor nor my heirs nor any other person under me or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom I and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21 day of April, 1998.

Signed, Sealed and Delivered in the Presence of:

[Signature]
Harold R. Cummings
[Signature]
Melissa M. Jenkins
STATE OF CONNECTICUT)

[Signature]
BETTY J. DOVE

COUNTY OF HARTFORD)

ss. South Windsor April 21 1998

On this the 21 day of April, 1998, before me, Harold R. Cummings, the undersigned officer, personally appeared BETTY J. DOVE known to me 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 WITNESS WHEREOF, I have hereunto set my hand.

[Signature]
Harold R. Cummings
Commissioner of the Superior Court

Grantee's Address

370 West Street
Bolton, CT 06043

VOL. 93 PAGE 70

SCHEDULE A

370 WEST STREET
BOLTON, CT 06043

A certain piece or parcel of land situated in the Town of Bolton, County of Tolland and State of Connecticut, known as 370 WEST STREET, and being bounded and described as follows, to wit:

- NORTHERLY: by land now or formerly of Wesley E. Vancour, Six Hundred Feet (600');
- EASTERLY: by land now or formerly of Oscar S. Anderson, Three Hundred Eighty-four and Twenty One-Hundredths (384.20');
- SOUTHERLY: by land now or formerly of Oscar S. Anderson, Five Hundred Eighty-five and Sixty-seven One-Hundredths Feet (585.67') feet; and
- WESTERLY: by Connecticut Route 85, also known as said West Street, Three Hundred Sixty-six Feet (366').

Said premises are more particularly shown on a map entitled: "Anderson Acres Property Mapped For Oscar Anderson Conn. Route 85 - Bolton, Conn. Scale 1" = 200' Feb. 17, 1969 Griswold Engineering, Inc. Rev. 6/6/75" and containing 5.2 acres as shown on said map.

And being the same premises designated as "FIRST PIECE" conveyed to Carol A. Drown by Quit Claim Deed of Betty J. Dove dated January 23, 1998, and recorded in Volume 92 at Page 469 of the Bolton Land Records.

CONVEYANCE TAX RECEIVED

State \$ 0 Local \$ 0 No -
Nancy V. Sama
ASST. TOWN CLERK OF BOLTON

APR 18 1998
RECEIVED FOR RECORD AT 2:25 PM
Nancy V. Sama
ASST. TOWN CLERK

		GRANTORS	
		Carol A. Drown	
VOLUME	76	PAGE	282
NATURE	OCO	DATED	4/6/98
		WIT. & ACK.	✓✓
		REC.	3/10/99
		GRANTEES	
		Betty J. Dove	
DESCRIPTION		1/2 interest	
		2 pcs s/A 51/103; 53/742	

SUBJECT TO:

VOL. 96 PAGE 282

QUIT CLAIM DEED

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

KNOW YE, THAT, I, CAROL A. DROWN of the Town of Bolton, County of Tolland and State of Connecticut (hereinafter referred to as the "Releasor")

for the consideration of ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATION BUT LESS THAN ONE HUNDRED (\$100.00) DOLLARS

received to her full satisfaction of BETTY J. DOVE, of the Town of Hebron, County of Tolland and State of Connecticut (hereinafter referred to as "Releasee")

do remise, release, and forever QUIT-CLAIM unto the said BETTY J. DOVE, her heirs and assigns forever, A ONE-HALF INTEREST IN AND TO all the right, title, interest, claim and demand whatsoever as I the said Releasor have or ought to have in or to two (2) certain pieces or parcels of land, with the building thereon, located at 370 West Street as more particularly described in Schedule A attached hereto.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Releasee, her heirs and assigns forever, so that neither I the Releasor nor my heirs nor any other person under me or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom I and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of April, 1998.

Signed, Sealed and Delivered in the Presence of:

Norman A. Dove Jr.
Norman A. Dove Jr.

Carol A. Drown
CAROL A. DROWN

Harold R. Cummings
STATE OF CONNECTICUT)

COUNTY OF HARTFORD)

ss. South Windsor

April 6, 1998

On this the 6 day of April, 1998, before me, Harold R. Cummings, the undersigned officer, personally appeared CAROL A. DROWN known to me 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 WITNESS WHEREOF, I have hereunto set my hand.

Harold R. Cummings
Harold R. Cummings
Commissioner of the Superior Court

Grantee's Address
162 Wall Street, Apt A-1
Hebron, CT 06248

CONVEYANCE TAX RECEIVED

STATE \$ -0- LOCAL \$ -0-

Simon M. doPera
TOWN CLERK OF BOLTON

VOL. 96 PAGE 283

SCHEDULE A

FIRST PIECE:

a certain piece or parcel of land situated in the Town of Bolton, County of Tolland and State of Connecticut known as 370 West Street, and being bounded and described as follows; to wit:

- NORTHERLY by land now or formerly of Wesley E. Vancour, Six Hundred Feet (600');
- EASTERLY by land of OSCAR S. ANDERSON, Three Hundred Eighty-four and Twenty One-Hundredths Feet (384.20');
- SOUTHERLY by land now or formerly of OSCAR S. ANDERSON, Five Hundred Eighty-five and Sixty-seven One-Hundredths Feet (585.67); and
- WESTERLY by Connecticut Route 85, also known as said West Street, Three Hundred Sixty-six Feet (366').

Said premises are more particularly shown on a map entitled: "Anderson Acres Property Mapped For Oscar Anderson, Conn. Route 85 - Bolton, Conn. Scale 1" = 200" Feb. 17, 1969 Griswold Engineering, Inc. Rev. 6/6/75" and containing 5.2 acres more or less.

SECOND PIECE:

a certain piece or parcel of land situated in the Town of Bolton, County of Tolland and State of Connecticut, bounded and described as follows:

- NORTHERLY by land now or formerly of Fred Luck, Fourteen Hundred Fifty (1450) feet, more or less;
- EASTERLY by land now or formerly of one Chase, Nine Hundred Twenty-five (925) feet, more or less;
- SOUTHERLY by other land now or formerly of said Chase, Four Hundred Ten (410) feet, more or less; again
- EASTERLY by land now or formerly of said Chase, Nine Hundred Twenty-five (925) feet, more or less; again
- SOUTHERLY by the Bolton/Hebron Town Line, being land now or formerly known as "Forest Hill Development", Twelve Hundred Ten (1210) feet, more or less;
- WESTERLY by land now or formerly of Gay City State Park and land now or formerly of Robert Peterson, in part by each, in all, Twelve Hundred Sixty-five and 78/100 (1265.78) feet, more or less; again
- SOUTHERLY by land now or formerly of said Peterson, Four Hundred Fifty-three and 57/100 (453.57) feet; again
- WESTERLY by Connecticut Highway Route 85, Sixty-two (62) feet, more or less; again
- NORTHERLY by land now or formerly of Oscar S. Anderson, Five Hundred Eighty-five and 67/100 (585.67) feet; again
- WESTERLY by land of said Anderson and land now or formerly of one Vancour, in part by each, in all, Five Hundred Eighty-four and 20/100 (584.20) feet.

Said premises contains 60.8 acres more or less.

Received for record
MAR 10 1999 at 1:30 PM
Susan M. DePore, T. Clerk

VOL. 118 PAGE 75

QUIT CLAIM DEED

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

KNOW YE, THAT I, BETTY J. DOVE, of the Town of Colchester, County of New London and State of Connecticut (hereinafter referred to as the "Releasor")

for the consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION BUT LESS THAN ONE HUNDRED DOLLARS (100.00)

received to my full satisfaction of CAROL A. DROWN, of the Town of Bolton, County of Tolland and State of Connecticut (hereinafter referred to as the "Releasee")

do remise, release, and forever QUIT CLAIM unto the said CAROL A. DROWN unto her heirs and assigns forever, all such right, title, interest, claim and demand whatsoever as I, the said Releasor, have or ought to have in or to a certain piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Bolton, County of Tolland and State of Connecticut, known as 370 WEST STREET, and being more particularly bounded and described on SCHEDULE A attached hereto and made a part hereof.

Said premises are conveyed subject to any and all encumbrances as of record appears.

TO HAVE AND TO HOLD the premises, with the appurtenances thereof, unto her, the said Releasee, and unto her heirs and assigns forever, to them persons in my name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and everyone of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of August 2003.

Signed, Sealed and Delivered in the Presence of:


William D. Sawyer
Eileen D. Sawyer
Patricia E. King
PATRICIA E. KING

Betty J. Dove
BETTY J. DOVE

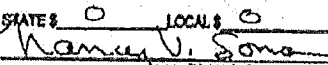
STATE OF CONNECTICUT)
) ss: South Windsor August 8th, 2003
COUNTY OF HARTFORD)

On this 8th day of August, 2003, before me, Harold R. Cummings, the undersigned officer, personally appeared Betty J. Dove, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, as her free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Harold R. Cummings
Commissioner of Superior Court

Releasee Address:
370 West Street
Bolton, Connecticut 06043

CONVEYANCE TAX RECEIVED
STATE \$ 0 LOCAL \$ 0

NANCY V. SOUSA
TOWN CLERK OF BOLTON

Schedule A

A certain piece or parcel of land, situated in the Town of Bolton, County of Tolland and State of Connecticut, known as 370 West Street, and being more particularly bounded and described as follows:

First Piece:

- Northerly: by land now or formerly of Wesley E. Vancour, 600 feet;
- Easterly: by land now or formerly of Oscar S. Anderson, 384.20 feet;
- Southerly: by land formerly of Oscar S. Anderson, being the Second Piece herein described, 585.67 feet; and
- Westerly: by Connecticut Route 85, also known as West Street, 366 feet.

Second Piece:

- Northerly: by land now or formerly of Fred Luck, 1,450 feet, more or less;
 - Easterly: by land now or formerly of one Chase, 925 feet, more or less;
 - Southerly: by other land now or formerly of said Chase, 410 feet, more or less; again
 - Easterly: by land now or formerly of said Chase, 925 feet, more or less; again
 - Southerly: by the Bolton/Hebron Town Line, being land now or formerly known as "Forest Hill Development", 1,210 feet, more or less;
 - Westerly: by land now or formerly of Gay City State Park and land now or formerly of Robert Peterson, in part by each, in all, Twelve Hundred Sixty-five and 78/100 (1,265.78) feet, more or less; again
 - Southerly: by land now or formerly of said Peterson, 453.57) feet; again
 - Westerly: by Connecticut Highway Route 85, Sixty-two (62) feet, more or less; again
 - Northerly: by land formerly of Oscar S. Anderson, being the First Piece herein described, 585.67 feet; again
 - Westerly: by land of said Anderson and land now or formerly of one Vancour, in part by each, in all, 584.20 feet.
- Said Second Piece contains 60.8 acres more or less.

AUG 18 2003 9:05AM

RECEIVED FOR RECORD AT

Wanda J. Sosa
ASST. TOWN CLERK

VOLUME 118		PAGE 78	GRANTORS Carol A. Drown
NATURE OEMO	DATED 8/12/03		GRANTEES Washington Mutual Bank, PA
	WIT. & ACK. WJ		
	REC. 8/18/03		
DESCRIPTION			\$93,000 ⁰⁰ 2 pcs

Vol. 135 Pg. 1190 Assignment
 d. 2/27/07 to: Wells Fargo Bank, NA
 r. 3/8/07

Vol. 193 Pg. 924 Assignment
 d. 12/26/23 to: Nationstar Mortgage LLC
 r. 12/27/23

SUBJECT TO:

VOL. 118 PAGE 78

AFTER RECORDING RETURN TO:
Washington Mutual Bank, FA
C/O ACS Image Solutions
12691 Pala Drive MS156DPCA
Garden Grove, California 92841

[Space Above This Line For Recording Data]

Lawyers Title Ins Co 1

OPEN-END MORTGAGE DEED

Loan Number: 0081304339

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated AUGUST 12, 2003, together with all Riders to this document.
- (B) "Borrower" is Carol A Drown

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is Washington Mutual Bank, FA, a federal association. Lender is a BANK organized and existing under the laws of UNITED STATES OF AMERICA. Lender's address is: 400 East Main Street, Stockton, California 95290.

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated AUGUST 12, 2003. The Note states that Borrower owes Lender NINETY-THREE THOUSAND AND 00/100

Dollars (U.S. \$ 93,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than SEPTEMBER 1, 2033.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

See Assignment Inv. 8, 2007 Vol. 1, 135 p. 1190

VCL 118 PAGE 91

0081304339

_____(Space Below This Line For Acknowledgement)_____

STATE OF CONNECTICUT, Tolland

County ss: Coventry

The foregoing instrument was acknowledged before me this 12th day of August, 2003
(date)

by Carol A. Drown,

(person acknowledging)



Commissioner of the Superior Court

Richard J. Cromie

(Official Seal)

My Commission expires:

Schedule A

A certain piece or parcel of land, situated in the Town of Bolton, County of Tolland and State of Connecticut, known as 370 West Street, and being more particularly bounded and described as follows:

First Piece:

- Northerly: by land now or formerly of Wesley E. Vancour, 600 feet;
- Easterly: by land now or formerly of Oscar S. Anderson, 384.20 feet;
- Southerly: by land formerly of Oscar S. Anderson, being the Second Piece herein described, 585.67 feet; and
- Westerly: by Connecticut Route 85, also known as West Street, 366 feet.

Second Piece:

- Northerly: by land now or formerly of Fred Luck, 1,450 feet, more or less;
- Easterly: by land now or formerly of one Chase, 925 feet, more or less;
- Southerly: by other land now or formerly of said Chase, 410 feet, more or less; again
- Easterly: by land now or formerly of said Chase, 925 feet, more or less; again
- Southerly: by the Bolton/Hebron Town Line, being land now or formerly known as "Forest Hill Development", 1,210 feet, more or less;
- Westerly: by land now or formerly of Gay City State Park and land now or formerly of Robert Peterson, in part by each, in all, Twelve Hundred Sixty-five and 78/100 (1,265.78) feet, more or less; again
- Southerly: by land now or formerly of said Peterson, 453.57 feet; again
- Westerly: by Connecticut Highway Route 85, Sixty-two (62) feet, more or less; again
- Northerly: by land formerly of Oscar S. Anderson, being the First Piece herein described, 585.67 feet; again
- Westerly: by land of said Anderson and land now or formerly of one Vancour, in part by each, in all, 584.20 feet.

Said Second Piece contains 60.8 acres more or less.

AUG 18 2003 9:06 AM
 RECEIVED FOR RECORD AT
Walter V. Soro
 ASST. TOWN CLERK

VOL. 135 PAGE 1190

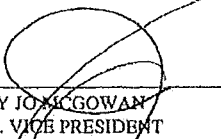
WAMU #: 0081304339
Wells#: 0081304339
Pool #: FNMA 00740288CD

ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, WHOSE ADDRESS IS 2210 ENTERPRISE DRIVE, FLORENCE, SC 29501, (ASSIGNOR), by these presents does convey, grant, sell, assign, transfer and set over the described mortgage together with the certain note(s) described therein together with all interest secured thereby, all liens, and any rights due or to become due thereon to WELLS FARGO BANK, NA, WHOSE ADDRESS IS 1 HOME CAMPUS, DES MOINES, IA 50328, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE).

Said Mortgage bearing the date 08/12/2003 made by CAROL A BROWN to WASHINGTON MUTUAL BANK, FA and recorded in the Land Records of the Town of BOLTON, State of Connecticut, in Vol. 118, at Page 78 to which reference may be had.

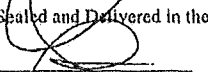
IN WITNESS WHEREOF, WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA has hereunto set their hands THIS 22TH DAY OF FEBRUARY IN THE YEAR 2007

By: 
MARY JO MCGOWAN
ASST. VICE PRESIDENT

(seal)

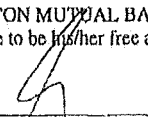
Washington Mutual Bank
Corporate Seal Has Not Been Adopted

Signed, Sealed and Delivered in the presence of:


SUSAN STRAATMANN Witness



CRYSTAL MOORE Witness

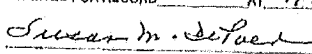
STATE OF FLORIDA COUNTY OF PINELLAS
PERSONALLY APPEARED MARY JO MCGOWAN, ASST. VICE PRESIDENT of WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, aforesaid, signer and sealer of the foregoing instrument, and acknowledged the same to be his/her free act and deed as such officer and the free act and deed of said corporation, before me.


MARIA LEONOR GERHOLDT
Notary Public



Document Prepared By:
J. Lesinski/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
After recordation return to:
Nationwide Title Clearing
2100 Alt. 19 North
Palm Harbor, FL 34683

 WFB WMASN 6448219
CJ1310282

MAR 08 2007
RECEIVED FOR RECORD AT 11:40 AM

TOWN CLERK

Type: ASSIGN MORT

bk 193 pg 924

After Recordation Return To:
Wells Fargo Bank, N.A.
C/O Nationwide Title Clearing, LLC
2100 Alt. 19 North
Palm Harbor, FL 34683

ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, WELLS FARGO BANK, N.A., WHOSE ADDRESS IS, 1 HOME CAMPUS, DES MOINES, IA 50328, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Mortgage with all interest secured thereby, all liens, and any rights due or to become due thereon to NATIONSTAR MORTGAGE LLC, WHOSE ADDRESS IS 8950 CYPRESS WATERS BLVD., COPPELL, TX 75019 (888)480-2432, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE).

Said Mortgage bearing the date 08/12/2003, made by CAROL A DROWN to WASHINGTON MUTUAL BANK, FA, and recorded in the Land Records of the Town of BOLTON, State of Connecticut, in Book 118 and Page 78, to which reference may be had.

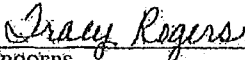
IN WITNESS WHEREOF, WELLS FARGO BANK, N.A. has hereunto set its hand this 26th day of December in the year 2023.



SUSAN HICKS
VICE PRESIDENT LOAN DOCUMENTATION

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

Signed and Delivered in the presence of:



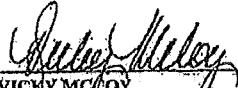
TRACY ROGERS
WITNESS



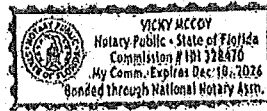
MACKENZIE EICHEN
WITNESS

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 26th day of December in the year 2023, by Susan Hicks as VICE PRESIDENT LOAN DOCUMENTATION of WELLS FARGO BANK, N.A., who, as such VICE PRESIDENT LOAN DOCUMENTATION being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



VICKY MCCOY
COMMISSION EXPIRES: 12/18/2026



WFBAS 438329029 WFGSE 2023-02B DOCR T262312-02:22:39 [C-1] EFRMCT1



D0103931857

Received for Record at Town of Bolton CT
On 12/27/2023 At 8:47:00 am

Elizabeth C. Waters

		GRANTORS	
		Carol A. Drown	
VOLUME	118	PAGE	93
NATURE	Celt change of Name		DATED 8/8/03
			GRANTEES
			WIT. & ACK. ✓✓✓
		REC. 8/18/03	Carol A. Dove
DESCRIPTION			

SUBJECT TO:

VCL. 118 PAGE 93

CERTIFICATE OF CHANGE OF NAME

To Whom It May Concern:

Be it know that I, CAROL A. DOVE, formerly known as CAROL A. DROWN of 370 West Street, Bolton, Connecticut 06043

Owning said property as recorded in the land records of the Town of Bolton, County of Tolland, State of Connecticut, in Volume 92 at Page 469 in the name of CAROL A. DROWN which has been changed to CAROL A. DOVE by reason of marriage, has duly executed this certificate and given it for record in compliance with Statutory Requirements of State of Connecticut.

Dated this 8th day of August 2003

WITNESSES:

Eileen D. Sawyer
EILEEN D. SAWYER

Carol A. Dove
CAROL A. DOVE

Harold R. Cummings

STATE OF CONNECTICUT)
) ss SOUTH WINDSOR August 8, 2003
COUNTY OF HARTFORD)

Personally appeared Carol A. Dove who subscribed and swore to the truth of the foregoing certificate, and acknowledged that she executed the same, as her free act and deed before me.

Harold R. Cummings
Harold R. Cummings
Commissioner of the Superior Court

Received for Record _____
At _____
RECORDED IN BOLTON LAND RECORDS
VOLUME _____ PAGE _____
BY _____

AUG 18 2003 9:07AM
RECEIVED FOR RECORD AT
Nancy V. Sona
ASST. TOWN CLERK

VOL 118 PAGE 511

QUIT CLAIM DEED

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

KNOW YE, THAT I, CAROL A. DOVE, of the Town of Bolton, County of Tolland and State of Connecticut (hereinafter referred to as the "Releasor")

for the consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION BUT LESS THAN ONE HUNDRED DOLLARS (100.00)

received to my full satisfaction of BETTY J. DOVE, of the Town of Bolton, County of Tolland and State of Connecticut (hereinafter referred to as the "Releasee")

do remise, release, and forever QUIT CLAIM unto the said BETTY J. DOVE unto her heirs and assigns forever, A ONE-HALF INTEREST IN AND TO all such right, title, interest, claim and demand whatsoever as I, the said Releasor, have or ought to have in or to a certain piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Bolton, County of Tolland and State of Connecticut, known as 370 WEST STREET, and being more particularly bounded and described on SCHEDULE A attached hereto and made a part hereof.

Said premises are conveyed subject to any and all encumbrances as of record appears.

TO HAVE AND TO HOLD the premises, with the appurtenances thereof, unto her, the said Releasee, and unto her heirs and assigns forever, to them persons in my name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and everyone of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of August 2003.

Signed, Sealed and Delivered in the Presence of:

Eileen D. Sayer
EILEEN D. SAYER

Andrew N. Lemmon

Carol A. Dove
CAROL A. DOVE

VOL. 118 PAGE 512
SCHEDULE A

FIRST PIECE:

a certain piece or parcel of land situated in the Town of Bolton, County of Tolland and State of Connecticut known as 370 West Street, and being bounded and described as follows: to wit:

- NORTHERLY by land now or formerly of Wesley E. Vancour, Six Hundred Feet (600');
 now or formerly
 EASTERLY by land of OSCAR S. ANDERSON, Three Hundred Eighty-four and Twenty One Hundredths Feet (384.20');
 SOUTHERLY by land now or formerly of OSCAR S. ANDERSON, Five Hundred Eighty-five and Sixty-seven One Hundredths Feet (585.67'); and
 WESTERLY by Connecticut Route 85, also known as said West Street, Three Hundred Sixty-six Feet (366').

Said premises are more particularly shown on a map entitled: "Anderson Acres Property Mapped For Oscar Anderson Conn. Route 85 - Bolton, Conn. Scale 1" = 200' Feb. 17, 1969 Griswold Engineering, Inc. Rev. 6/6/75" and containing 5.2 acres more or less.

SECOND PIECE:

a certain piece or parcel of land situated in the Town of Bolton, County of Tolland and State of Connecticut, bounded and described as follows:

- NORTHERLY by land now or formerly of Fred Luck, Fourteen Hundred Fifty (1450) feet, more or less;
 EASTERLY by land now or formerly of one Chase, Nine Hundred Twenty-five (925) feet, more or less;
 SOUTHERLY by other land now or formerly of said Chase, Four Hundred Ten (410) feet, more or less; again
 EASTERLY by land now or formerly of said Chase, Nine Hundred Twenty-five (925) feet, more or less; again
 SOUTHERLY by the Bolton/Hebron Town Line, being land now or formerly known as "Forest Hill Development", Twelve Hundred Ten (1210) feet, more or less;
 WESTERLY by land now or formerly of Gay City State Park and land now or formerly of Robert Peterson, in part by each, in all, Twelve Hundred Sixty-five and 78/100 (1265.78) feet, more or less; again
 SOUTHERLY by land now or formerly of said Peterson, Four Hundred Fifty-three and 57/100 (453.57) feet; again
 WESTERLY by Connecticut Highway Route 85, Sixty-two (62) feet, more or less; again
 NORTHERLY by land now or formerly of Oscar S. Anderson, Five Hundred Eighty-five and 67/100 (585.67) feet; again
 WESTERLY by land of said Anderson and land now or formerly of one Vancour, in part by each, in all, Five Hundred Eighty-four and 20/100 (584.20) feet.

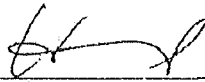
Said premises contains 60.8 acres more or less.

VOL. 118 PAGE 513

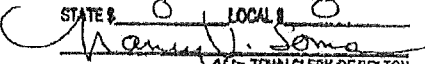
STATE OF CONNECTICUT)
) ss. South Windsor August 8, 2003
COUNTY OF HARTFORD)


On this 8 day of August, 2003, before me, Harold R. Cummings, the undersigned officer, personally appeared Carol A. Dove, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposed therein contained, as her free act and deed

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Harold R. Cummings
Commissioner of Superior Court

Releasee Address:
370 West Street
Bolton, Connecticut 06043

CONVEYANCE TAX RECEIVED
STATE \$ 0 LOCAL \$ 0

Nancy V. Somo
ASST. TOWN CLERK OF BOLTON

AUG 25 2003 10:30AM
RECEIVED FOR RECORD AT

Nancy V. Somo
ASST. TOWN CLERK

VOLUME 143		PAGE 1170	GRANTORS Carol Dove aka Carol A. Drown
NATURE Jury	DATED 6/4/09		GRANTEES Middlesex Hospital
	WIT. & ACK. —		
	REC. 6/8/09		

DESCRIPTION

Small claims session
 \$160.00 damages / \$35.00 costs
 O/A 88/697

SUBJECT TO:

VOL. 143 PAGE 1170

DOCKET NO.: SCC-155220 : SUPERIOR COURT

MIDDLESEX HOSPITAL : SMALL CLAIMS SESSION

VS.

NATHANSON & CIPRIANO, P.C.
P.O. BOX 5516
HAMDEN, CONN. 06518

CAROL DOVE AKA : JUNE 4, 2009
CAROL A DROWN

JUDGMENT LIEN

This is to certify that on January 14, 2009, the above-stated Plaintiff of 28 Crescent St., Middletown, CT in the above-mentioned Court did obtain a judgment in its favor against the above-cited Defendant(s), whose last known address is 370 West Street, Bolton, Connecticut. The original amount of the judgment was \$160.00 damages, plus \$35.00 costs of suit. The judgment remains wholly unpaid and there is a balance due and owing of \$195.00, plus additional costs of \$43.00 and the accumulation of post-judgment interest. To secure said balance, and the lawful interest thereon, a judgment lien is hereby placed upon the following described real estate of said Defendant(s):

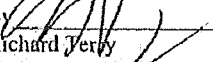
370 West Street, Bolton, Connecticut
More fully described in V. 88 P. 697
Dated at Hamden, CT on June 4, 2009.

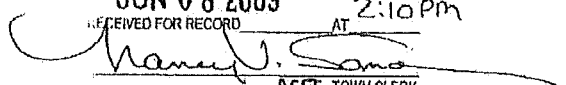
**FOR PAYOFF INFORMATION, PLEASE CONTACT NATHANSON,
CIPRIANO & GAMBARDELLA, P.C. AT (203) 288-1333**

A copy was mailed to the Defendant. The original was recorded on the land records of the town where the property is located.

The creditor and its attorneys are attempting to collect the debt described herein, and any information obtained will be used for that purpose. This communication is from a debt collector.

THE PLAINTIFF

By 
Richard Jerby
Nathanson, Cipriano & Gambardella, P.C.
P.O. Box 5516
Hamden, CT 06518
(203) 288-1333

JUN 08 2009
RECEIVED FOR RECORD AT 2:10 PM

NANCY J. SANO
ACCT. TOWN CLERK

07-02734-0

370 WEST ST

Location 370 WEST ST

Mblu 23 / 34 / 1

UID 10001592

Owner DROWN CAROLA & DOVE
BETTY J

Taxable Status Non-Exempt

Assessment \$289,080

Appraisal \$789,600

PID 1592

Building Count 1

Legal Description

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$314,900	\$474,700	\$789,600

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$220,400	\$68,680	\$289,080

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	DROWN CAROLA & DOVE BETTY J	Sale Price	\$0
Co-Owner		Book & Page	0088/0697
Care Of		Sale Date	03/10/1999
Address	370 WEST ST BOLTON, CT 06043	Qualified	U

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
DROWN CAROLA & DOVE BETTY J	\$0	0088/0697	03/10/1999

Building Information

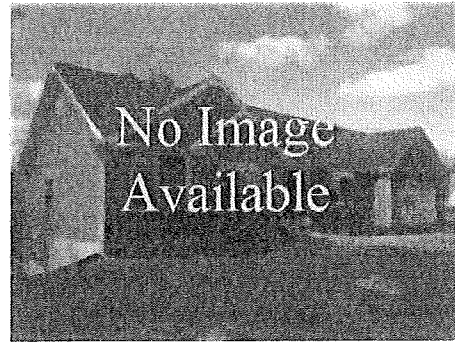
Building 1 : Section 1

Year Built: 1939
 Living Area: 3,238
 Replacement Cost: \$422,462
 Building Percent Good: 72
 Replacement Cost
 Less Depreciation: \$304,200

Building Attributes	
Field	Description
Style	Cape
Model:	Residential
Grade:	C+

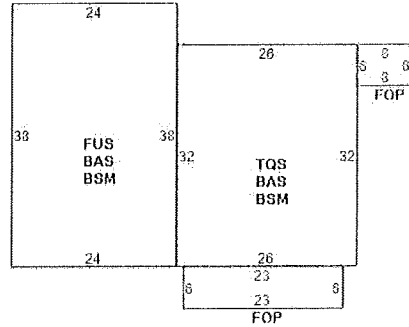
Stories	1.75
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Bath Floors	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Percent	0
Total Bedrooms:	4 Bedrooms
Full Bthrms:	1
Half Baths:	0
Extra Fixtures	0
Total Rooms:	10
Num Kilchens	1
Fireplace(s)	
Wood Stoves	1
Foundation	Concrete
Bsmt Gar(s)	
SF Fin. Bsmt.	
Fin Bsmt Qual	

Building Photo



(<https://images.vgsi.com/photos/BoltonCTPhotos/default.jpg>)

Building Layout



(ParcelSketch.ashx?pid=1592&bid=1592)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,744	1,744
FUS	Finished Upper Story	912	912
TQS	Three Quarter Story	832	582
BSM	Basement	1,744	0
FOP	Open Porch	186	0
		5,418	3,238

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 101
Description Res Dwelling
Deeded Acres 66

Land

Land Use

Use Code 101
Description Res Dwelling
Zone R-1
Neighborhood

Land Line Valuation

Size (Acres) 66
Assessed Value \$68,680
Appraised Value \$474,700

Special Land			
Land Use Code	Land Use Description	Units	Unit Type

610	Forest	64	AC
-----	--------	----	----

Outbuildings

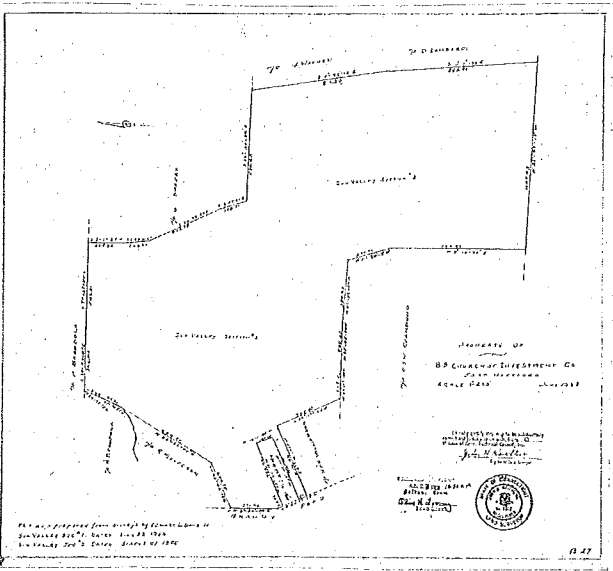
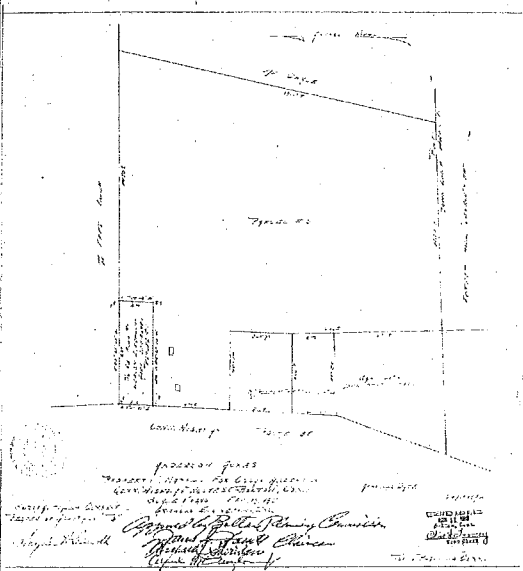
Outbuildings							Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
SHD1	Shed	FR	Frame	132.00 S.F.	\$1,100	\$800	1
BRN1	1 Story Barn	FR	Frame	960.00 S.F.	\$9,600	\$6,700	1

Valuation History

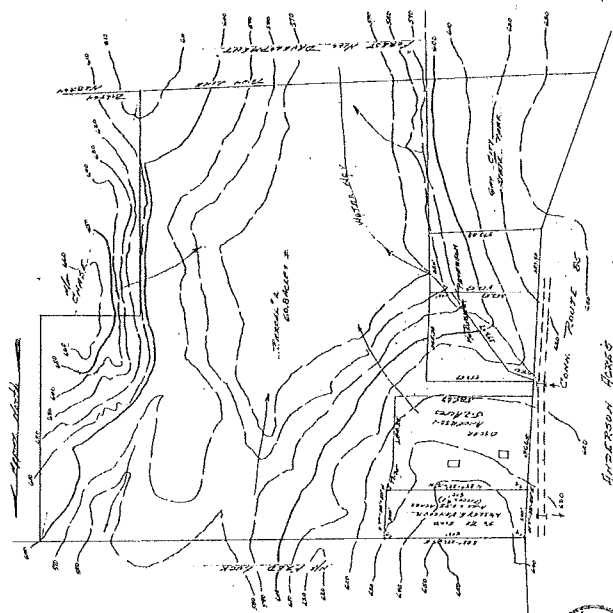
Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$314,900	\$474,700	\$789,600
2022	\$206,800	\$451,500	\$658,300
2021	\$206,800	\$451,500	\$658,300
2020	\$206,800	\$451,500	\$658,300
2019	\$206,800	\$451,500	\$658,300

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$220,400	\$68,680	\$289,080
2022	\$144,800	\$49,120	\$193,920
2021	\$144,800	\$49,120	\$193,920
2020	\$144,800	\$49,120	\$193,920
2019	\$144,800	\$49,120	\$193,920



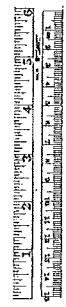


SE 11



Anderson Forest
Camp
Trails
Contours from U.S.G.S. 1976

Scale
1:50,000
Contours from U.S.G.S. 1976
Photoreduced from Aerial Photographs





Town of Bolton

Town of Bolton
222 BOLTON CENTER RD.

Bolton, CT 06043
860-649-8066 x6101

Bill Information



Taxpayer Information

Bill #	2022-1-0000579 (REAL ESTATE)	Town Benefit	
Unique ID	10001592	Elderly Benefit	
District/Flag	District: S		
Name	DROWN CAROL A & DOVE BETTY J	Assessment	193,920
Care of/DBA		Exemption	0
Address		Net	193,920
Detail Information	370 WEST ST		
Volume/Page		Mill Rate	Town 43.82

Bill Information As of 03/21/2024

Installment	Due Date	Town		Total Due
Inst #1	07/01/2023	8,497.57		
Inst #2				Tax/ Princ/ Bond Due 0.00
Inst #3				Interest Due 0.00
Inst #4				Lien Due 0.00
Total Adjustments		0.00		Fee Due 0.00
Total Installment + Adjustment		8,497.57		Total Due Now 0.00
Total Payments		8,497.57		Balance Due 0.00

*** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. ***

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
07/06/2023	PAY	8,497.57	0.00	0.00	0.00	8,497.57

*** Total payments made to taxes in 2023 \$8,497.57

ALTA COMMITMENT FOR TITLE INSURANCE
ISSUED BY

C A T I C[®]

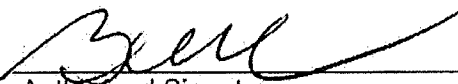
Agent Name: Blackwell & Spadaccini, LLC
Agent No.: 004182
Loan ID Number:
Agent File Number: O'Neil, Caitlin M.
Title Order Number: 01488227

SCHEDULE A

1. Commitment Date: 3/26/2021
2. Policy to be issued:
 - (a) 2006 ALTA Owner's Policy
 ALTA Homeowner's Policy of Title Insurance (2-3-10; rev. 12-2-13)
Proposed Insured:
Proposed Policy Amount: \$
 - (b) 2006 ALTA Loan Policy
 ALTA Expanded Coverage Residential Loan Policy-Current Assessments (Adopted 4-2-15)
 ALTA Short Form Loan Policy
 ALTA Short Form Expanded Coverage Residential Loan Policy – Current Assessments (4-2-15)
Proposed Insured:
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
Wesley R. Vancour
5. The Land is described as follows:
366 West Street, Bolton, CT 06043

Countersigned and validated

By



Authorized Signatory

Guy R. DeFrances, Jr., Senior Vice President
Please Print or Type Name of Authorized Signatory

This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance issued by CATIC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

**ALTA COMMITMENT FOR TITLE INSURANCE
ISSUED BY**

C A T I C[®]

**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
(Documents to be listed here)

(See attached Schedule B Part I Continuation Sheet for additional requirements)

This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance issued by CATIC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

**ALTA COMMITMENT FOR TITLE INSURANCE
ISSUED BY**

C A T I C[®]

Schedule B Part I Continuation Sheet

Schedule B Requirements are continued as follows:

5. A \$16,000.00 Attachment against Wesley Vancour in favor of First New England Federal Credit Union dated August 13, 2014 and recorded August 13, 2014 in Book/Volume 166 at Page 113 of the Bolton Land Records.
6. A Mortgage Deed to secure the original indebtedness of \$190,000.00 from Wesley R. Vancour mortgagor to Robert Thrall mortgagee, dated January 30, 2009 and recorded February 3, 2009 in Book/Volume 142 at Page 305 of the Bolton Land Records.

This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance issued by CATIC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

**ALTA COMMITMENT FOR TITLE INSURANCE
ISSUED BY**

C A T I C[®]

**SCHEDULE B, PART II
Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of persons in possession, other than the insured, which are not shown by the Public Records.
3. Any easements or claims of easements not shown by the Public Records, boundary line disputes, overlaps, encroachments, title to filled lands (if any) and all other facts which an accurate survey and inspection of the land would disclose and which are not shown by the Public Records. When the policy issued is on a form having a revision date of 6-17-06, this exception also refers to all those matters described in Covered Risk 2(c).
4. Unrecorded mechanics' liens.
5. Real estate taxes, municipal assessments and private association assessments, if any, including liens and assessments, not yet due and payable.

(See attached Schedule B Part II Continuation Sheet for additional exceptions)

This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance issued by CATIC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

**ALTA COMMITMENT FOR TITLE INSURANCE
ISSUED BY**

C A T I C[®]

Schedule B Part II Continuation Sheet

Schedule B Exceptions are continued as follows:

NONE

Real Property Taxes on the Grand List of October 1, 2019 which covers the period from July 1, 2020 to June 30, 2021 in the total amount of \$5,805.68. Taxes are paid annually. Taxes in the amount of \$5,805.68 have been paid.

Title vested in Wesley R. Vancour by virtue of a Warranty Deed from Florence Vancour to Wesley R. Vancour dated January 30, 2009 and recorded on February 3, 2009 in Volume 142 Page 304 of the Bolton Land Records.

24 Month Chain of Title:

Warranty Deed from Florence Vancour to Wesley R. Vancour dated January 30, 2009 and recorded on February 3, 2009 in Volume 142 Page 304 of the Bolton Land Records.

This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance issued by CATIC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

**ALTA COMMITMENT FOR TITLE INSURANCE
ISSUED BY**

C A T I C[®]

PROPERTY DESCRIPTION

Property Description Attached

This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance issued by CATIC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

**ALTA COMMITMENT FOR TITLE INSURANCE
ISSUED BY**

C A T I C®

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, CATIC, a Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by CATIC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



**ALTA COMMITMENT FOR TITLE INSURANCE
ISSUED BY**

C A T I C[®]

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a

This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance issued by CATIC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



ALTA COMMITMENT FOR TITLE INSURANCE
ISSUED BY

C A T I C®

defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will have liability under Commitment Condition 4 only if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by CATIC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



ALTA COMMITMENT FOR TITLE INSURANCE
ISSUED BY

C A T I C[®]

- authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.



CATIC

By

JAMES M. CZAPIGA, PRESIDENT

This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance issued by CATIC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



366 WEST ST

Location 366 WEST ST

Mblu 23 / 36 / 1

Owner VANCOUR WESLEY R

Assessment \$149,400

Appraisal \$213,400

PID 182

Building Count 1

Current Value

Appraisal	
Valuation Year	Total
2018	\$213,400

Assessment	
Valuation Year	Total
2018	\$149,400

Owner of Record

Owner VANCOUR WESLEY R
Co-Owner
Address 366 WEST ST
 BOLTON, CT 06043

Sale Price \$190,000
Certificate salemaster
Book & Page 142/304
Sale Date 02/03/2009
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VANCOUR WESLEY R	\$190,000	salemaster	142/304	00	02/03/2009

Building Information

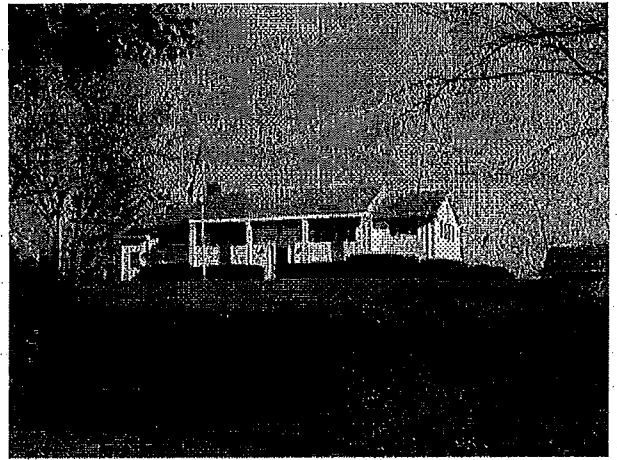
Building 1 : Section 1

Year Built: 1969
Living Area: 1,688
Building Percent Good: 50

Building Attributes	
Field	Description
Style	Raised Ranch

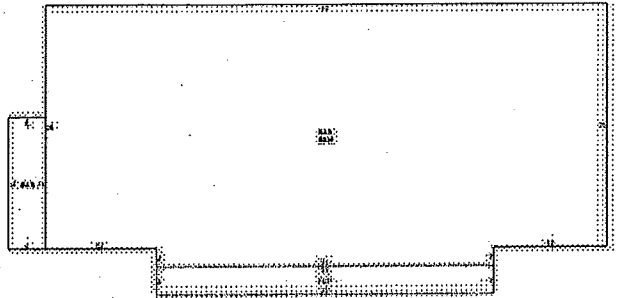
Model	Residential
Grade:	B-
Stories	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Bath Floors	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Percent	100
Total Bedrooms:	2 Bedrooms
Full Bthrms:	2
Half Baths:	1
Extra Fixtures	
Total Rooms:	7
Num Kitchens	1
Fireplace(s)	2
Wood Stoves	
Foundation	Concrete
Bsmt Gar(s)	2
SF Fin. Bsmt.	720
Fin Bsmt Qual	Average
UsrId 300	
UsrId 301	

Building Photo



(PhotoHandler.ashx?pld=182&bld=182)

Building Layout



(ParcelSketch.ashx?pld=182&bld=182)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,688	1,688
BSM	Basement	1,632	0
FOP	Open Porch	108	0
		3,428	1,688

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Zone R-1

Land Line Valuation

Size (Acres) 2.75
 Depth
 Assessed Value \$56,200

Appraised Value \$80,300

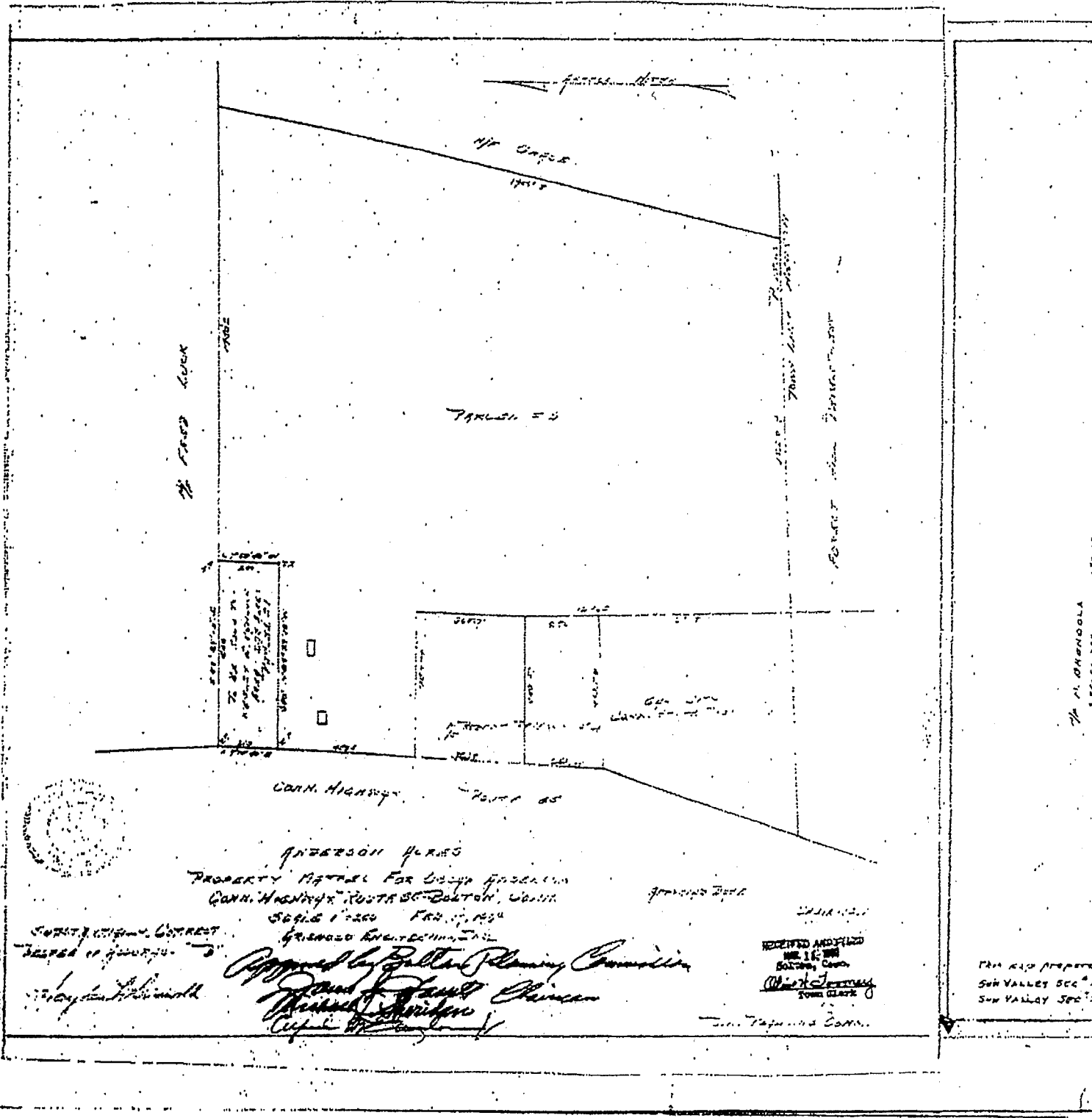
Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
FGR1	Garage	FR	Frame	672.00 S.F.	1
FOP	Porch			336.00 S.F.	1

Valuation History

Appraisal	
Valuation Year	Total
2019	\$213,400
2018	\$271,400

Assessment	
Valuation Year	Total
2019	\$149,400
2018	\$190,000



GIBSON HILLS
 PROPERTY MAP FOR SUN VALLEY
 COUN. HIGHWAY RUSTIC-BOSTON, CALIF.
 SCALE 1"=200' FEB. 17, 1954
 GEORGE R. BENTLEY, INC.

COUNTY OF CALIFORNIA
 DEPT. OF COUNTY CLERK
 COUNTY OF CALIFORNIA
 COUNTY CLERK

Approved by
 Planning Commission
 Chairman
 Secretary

RECEIVED AND FILED
 MAY 16 1954
 COUNTY CLERK
 COUNTY OF CALIFORNIA

THE 100 PROPERTY
 SUN VALLEY SEC 4
 SUN VALLEY SEC 5

VOL. 166 PAGE 113

CERTIFICATE OF ATTACHMENT OF REAL ESTATE

Tim Poloski
Connecticut State Marshal
38 Risley Road
Vernon, CT 06066

(860) 508-6566

STATE OF CONNECTICUT

ss: Bolton

August 13, 2014

TOLLAND COUNTY

This may certify that I have this day, by virtue of a court order issued by Judge Sferrazza and to me directed and delivered, returnable to the Superior Court for the Judicial District of Tolland.

In Favor of **First New England Federal Credit Union**, Plaintiff

Against **Wesley Vancour**, Defendant

And in which writ, **\$16,000.00**, (Sixteen Thousand Dollars and Zero Cents), damages and costs of suit are claimed, made an attachment of all the right, title and interest of said defendant, **Wesley Vancour**. In and to certain tract or parcel of land, with all the buildings thereon, lying in said Town of **Bolton** and bounded and described as follows, to wit:

A certain parcel of land with the buildings thereon known and designated as Parcel #1 on a map entitled Anderson Acres Property Mapped for Oscar Anderson Conn. Highway Route 85 Bolton, Conn. Scale 1" equals 200' Feb. 17, 1969 Griswold Engineering, Inc.

Parcel #1 is more particularly bounded and described as follows: Starting at a point on Conn. Highway Route 85 Four Hundred Fifty (450) feet north of the Northwest corner bound of land of Robert W. & Catherine H. Peterson the line runs North Two Hundred (200) feet along Route 85 to the Southwest corner of land of Fred Luck; thence east along the land of said Fred Luck Six Hundred (600) feet to a bound; thence south along land of Grantor Two Hundred (200) feet to a bound; thence West along land of said Grantor Six Hundred (600) feet to Conn. Highway Route 85, the point of beginning.

Being the same premises conveyed by Quit Claim Deed to Florence Vancour from Wesley E. Vancour dated December 28, 1987 and recorded in Volume 66 at Page 233 of the Bolton Land Records.

AUG 13 2014

RECEIVED FOR RECORD AT 10:20 AM
Cheryl J. Somo
ASST. TOWN CLERK

ATTEST: *Tim Poloski*
Tim Poloski
State Marshal

VOL. 142 PAGE 305

Return Address: Golas, Golas & Golas, P.C.
945 Main Street, Suite 306
Manchester, CT 06040

MORTGAGE DEED

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

KNOW YE, That I, WESLEY R. VANCOUR of the Town of Bolton, County of Tolland and State of Connecticut in consideration of ONE HUNDRED NINETY THOUSAND and 00/100 DOLLARS (\$190,000.00) received to the full satisfaction from ROBERT THRALL, of 10 Briggs Drive, Ormond Beach, Florida 32176, do hereby grant to the said, ROBERT THRALL, or to his heirs, successors and assigns, with MORTGAGE COVENANTS, the following described real property known 366 West Street, Bolton, Connecticut 06043 as more particularly described on SCHEDULE A attached hereto.

To Have and to Hold, the above granted and bargained premises, with appurtenances thereof, unto them the said grantee his heirs, successors, and assigns forever, to them and their own proper use and behoof. And also, the said grantor does for himself and their heirs, executors, administrators and successors, covenant with the said grantee, his heirs, successors and assigns, that at and until the ensembling of these presents, I am 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 same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, the Grantor, binds himself, and his heirs, successors and assigns forever to Warrant and Defend the premises hereby conveyed to the Grantee and his heirs, successors and assigns against all claims and demands whatsoever, except as herein stated.

The condition of this Deed is such, that whereas the Grantors are justly indebted to the grantee in the sum of ONE HUNDRED NINETY THOUSAND and 00/100 DOLLARS (\$190,000.00), as evidenced by a Promissory Note in that amount, of even date herewith payable to the order of the Grantee.

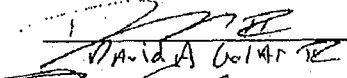
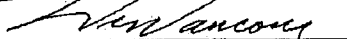
Said mortgage is not assignable or transferable.

If said note shall be well and truly paid according to the tenor and purport, then this deed shall be void, otherwise to remain in full force and effect.

IN WITNESS WHEREOF, I, Wesley R. Vancour, has hereunto set my hand and seal this 30th day of January, 2009.

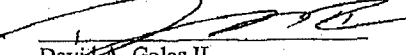
Signed, sealed and delivered
In the presence of


Wesley R. Vancour


DAVID A. GOLAS II

WES VANCOUR

STATE OF CONNECTICUT)
)
COUNTY OF HARTFORD) ss.

On this 30th day of January, 2009, before me, the undersigned officer, personally appeared, Wesley R. Vancour, whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed before me.


David A. Golas II
Commissioner of the Superior Court

VOL. 142 PAGE 306

SCHEDULE A

a certain parcel of land known and designated as Parcel #1 on a map entitled Anderson Acres Property Mapped for Oscar Anderson Conn. Highway Route 85 Bolton Conn. Scale 1" = 200' Feb. 17, 1969 Griswold Engineering, Inc.

Parcel #1 is more particularly bounded and described as follows:

Starting at a point on Conn. Highway Route 85 Four Hundred Fifty (450) feet north of the Northwest corner bound of land of Robert W. & Catherine H. Peterson the line runs North Two Hundred (200) feet along Route 85 to the Southwest corner of land of Fred Luck; thence east along the land of said Fred Luck Six Hundred (600) feet to a bound; thence south along land of the Grantor Two Hundred (200) feet to a bound; thence West along land of said Grantor Six Hundred (600) feet to Conn. Highway Route 85, the point of beginning.

366 West Street
Bolton, CT 06043

FEB 03 2009

RECEIVED FOR RECORD

AT

9:16AM

Walter J. Jones
ASST. TOWN CLERK

VOL. 142 PAGE 304

Return to: Wesley Vancour
366 West Street
Bolton, CT 06043

WARRANTY DEED - STATUTORY FORM
(Individual)

I, **FLORENCE VANCOUR**, of the Town of Bolton, County of Tolland and State of Connecticut, hereinafter referred to as the Grantor, for the consideration of **ONE HUNDRED NINETY THOUSAND and 00/100 (\$190,000.00) DOLLARS** paid, grant to **WESLEY R. VANCOUR**, of the Town of Manchester, County of Hartford and State of Connecticut, hereinafter referred to as the Grantee, with *Warranty Covenants*:


A certain parcel of land with the buildings thereon known and designated as Parcel #1 on a map entitled Anderson Acres Property Mapped for Oscar Anderson Conn. Highway Route 85 Bolton, Conn. Scale 1" equals 200' Feb. 17, 1969 Griswold Engineering, Inc.

Parcel #1 is more particularly bounded and described as follows: Starting at a point on Conn. Highway Route 85 Four Hundred Fifty (450) feet north of the Northwest corner bound of land of Robert W. & Catherine H. Peterson the line runs North Two Hundred (200) feet along Route 85 to the Southwest corner of land of Fred Luck; thence east along the land of said Fred Luck Six Hundred (600) feet to a bound; thence south along land of Grantor Two Hundred (200) feet to a bound; thence West along land of said Grantor Six Hundred (600) feet to Conn. Highway Route 85, the point of beginning.

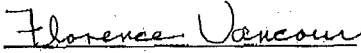
Being the same premises conveyed by Quit Claim Deed to Florence Vancour from Wesley E. Vancour dated December 28, 1987 and recorded in Volume 66 at Page 233 of the Bolton Land Records.

Said premises are conveyed together with and subject to any and all provisions of any ordinance, municipal regulation or public or private law; and taxes on the List of October 1, 2008 due and payable to the Town of Bolton, which taxes the Grantee herein assumes and agrees to pay.

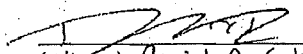
Signed this 30 day of January, 2009.



(witness) Peter J. Peterson



Florence Vancour

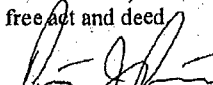


(witness) David A. Culver

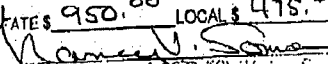
STATE OF CONNECTICUT)
COUNTY OF HARTFORD)

January 30, 2009

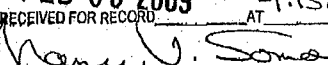
PERSONALLY APPEARED, **FLORENCE VANCOUR**, before me and she acknowledged the signing of this instrument to be her free act and deed.



Commissioner of the Superior Court

CONVEYANCE TAX RECEIVED
STATE \$ 950.00 LOCAL \$ 475.00


ASST. TOWN CLERK

RECEIVED FOR RECORD AT
FEB 03 2009 9:15AM


ASST. TOWN CLERK

Description
366 West Street, Bolton

A certain parcel of land with the buildings thereon known and designated as Parcel #1 on a map entitled Anderson Acres Property Mapped for Oscar Anderson Conn. Highway Route 85 Bolton, Conn. Scale 1" equals 200' Feb. 17, 1969 Griswold Engineering, Inc.

Parcel #1 is more particularly bounded and described as follows: Starting at a point on Conn. Highway Route 85 Four Hundred Fifty (450) feet north of the Northwest corner bound of land of Robert W. & Catherine H. Peterson the line runs North Two Hundred (200) feet along Route 85 to the Southwest corner of land of Fred Luck; thence east along the land of said Fred Luck Six Hundred (600) feet to a bound; thence south along land of Grantor Two Hundred (200) feet to a bound; thence West along land of said Grantor Six Hundred (600) feet to Conn. Highway Route 85, the point of beginning.



Town of Bolton



0 BILL(S) - \$0.00

[Home](#) [Shopping Cart](#) [Checkout](#)

TAX BILLS

TAXPAYER INFORMATION

Bill #	2019-1-0002099 (REAL ESTATE)	Gross Assessment	149,400
Unique ID	10000182	Exemptions	0
District	District: S	Net Assessment	149,400
Name	VANCOUR WESLEY R	Town Mill Rate	38.86
Care Of			
Address			
Property Location	366 WEST ST		
MBL	23 36	Town Benefit	0.00
Volume & Page		Elderly Benefit (C)	0.00

BILL INFORMATION AS OF 03/29/2021

Installment	Due Date	Town	Total Due
#1	07/01/2020	\$5,805.68	Tax/Princ/Bint Due \$0.00
#2			Interest Due \$0.00
#3			Lien Due \$0.00
#4			Fee Due \$0.00
Adjustment		\$0.00	Total Due Now \$0.00
Total		\$5,805.68	
Total payments as of 03/29/2021		\$5,805.68	

PAY DATE	TYPE	TAX/PRINCIPAL	INTEREST	LIEN	FEE	TOTAL
09/24/2020	PAY	\$5,805.68	\$0.00	\$0.00	\$0.00	\$5,805.68

Total Payments made to taxes in 2020: **\$5,805.68**

This is not a tax form, contact your financial advisor for information regarding tax reporting.

[Back To Search Result](#) [Download PDF](#) [View original tax bill](#) [View All Bills](#)

[Disclaimer](#) | [Terms And Conditions](#) | [Privacy Policy](#) | [Contact](#)



101 Corporate Place, Rocky Hill, CT 06067

INVOICE

Date: 3/29/2021

Agent No. 004182 (M)
Blackwell & Spadaccini, LLC
158 East Center Street
Manchester, CT 06040

Invoice No.: TR01488227
Property Address: 366 West Street, Bolton, CT
Client/File Name: O'Neil, Caitlin M.

Ordered By: Arlene LeRoy
Date Ordered: 3/23/2021
Search Delivered: 3/29/2021

Search Fee:	\$100.00
Copy Charges:	\$0.00
Probate Search Fee:	\$0.00
Foreclosure Search Fee:	\$0.00
Municipal Search Fee:	\$0.00

**Error! Reference
source not found.**

TOTAL DUE CATIC:	\$100.00
-------------------------	-----------------

**Please return a copy of this Invoice with your remittance
OR note the above Invoice No. on your payment**

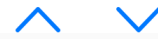
***We would greatly appreciate prompt payment of this fee, as we have already
paid for the work performed on your behalf.***

If you have any questions, please contact us at 800-842-2216 or email TitleServices@catc.com. Thank you for using CATIC. We appreciate your business.

3:40



< All Inboxes



Found in alexoneil290@gmail.com Inbox



Robert C Ferguson

3/21/24

To: Alex O'Neil >

RE: 366 west st

Alex,

After review of your proposed addition , We will require you to have the utility pole relocated/ removed at customer expense.

The electric service that serve the house will also need to be relocated.

We may be able to use the other pole on the site for this. If this project move forward . I will review in more detail. Thanks.

-----Original Message-----

From: Alex O'Neil <alexoneil290@gmail.com>

Sent: Wednesday, March 20, 2024 2:37 PM

To: Ferguson, Robert C

<robert.ferguson@eversource.com>

Subject: 366 west st

EVERSOURCE IT NOTICE – EXTERNAL EMAIL SENDER **** Don't be quick to click! **** Do not click on links or attachments if sender is unknown or if the email is unexpected from someone you know, and never provide a user ID or password.

Report suspicious emails by selecting /Report

