

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME --GREETING;

KNOW YE, THAT I, Margaret L. Rusden Westcott, wife of Harry R. Westcott, married after 1877, of the Town of Woodbridge, County of New Haven and State of Connecticut, For the consideration of one dollar and other valuable considerations received to my full satisfaction of John E. Vance, of the Town of New Haven in said County and State, do give, grant, bargain, sell and confirm unto the said John E. Vance and unto his heirs and assigns forever a certain piece or parcel of land with all the improvements thereon, situated in said Town of Woodbridge, containing one and one-half acres, and bounded:- Beginning at a point marked by a monument at the Northwest corner of Amity Road and Perkins Road; thence running Northerly along the West line of Perkins Road two hundred and twenty-five feet to a concrete monument; thence running Westerly by a line at right angles to the West line of Perkins Road one hundred feet; thence running Southerly by a line at right angles to the last described line fifty feet; thence running Westerly by a line at right angles to the last described line one hundred and twenty-five feet; thence running Northerly by a line at right angles to the last described line fifty feet; thence running Westerly by a line at right angles to the last described line to a point marked by a monument sixty-six feet; thence running Southerly by a line at right angles to the last described line two hundred and sixty feet, more or less, to a point marked by a monument in the North line of Amity Road; and thence running Easterly along the North line of Amity Road two hundred and ninety-three feet, more or less, to the point of beginning.

Said premises are conveyed subject to the following restrictions;-that said premises are to be used solely and wholly for residential purposes and that they shall never be used for commercial, business or agricultural purposes or sold, transferred, leased, rented or otherwise disposed of to persons not American citizens nor shall the same be used for the purpose of raising live-stock, domestic or wild animals or poultry except for personal use; that only one one-family dwelling house to cost not less than Eight Thousand Dollars shall ever be erected or maintained upon said premises and said dwelling house shall be constructed for use in the winter having a cellar, heating plant and plastered or similarly finished throughout and that the house and grounds shall at all times be kept in an attractive condition and that no building or any portion of any building shall be erected or maintained within that space seventy-five feet from and parallel with the North line of Amity Road or one hundred feet from and parallel with the West line of Perkins Road or seventy-five feet from and parallel with the most Northerly line of the premises hereinbefore described or fifty feet from and parallel with the West line of the premises hereinbefore described and that adequate, proper and sanitary provisions shall be made for the disposal of the sewage or other waste and/or rubbish and that the water supply of adjoining properties shall be properly safe-guarded, but nothing herein contained is to prevent the erection of a private garage to be used in connection with said dwelling house or like buildings which go to make a home.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said grantee his----- heirs and assigns forever, to him and their proper use and behoof. And Also, I----- the said grantor do for myself----- my heirs, executors and administrators, covenant with the said grantee his----- heirs and assigns, that at and until the unsealing 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 above written; and that the same is free from all incumbrances whatsoever. Except building lines if established, except all provisions of any zoning ordinance enacted by said Town of Woodbridge and except said restrictions.

AND FURTHERMORE; I the said grantor do by these presents bind myself and my heirs forever to Warrant and defend the above granted and bargained premises to him the said grantee----- his----- heirs and assigns, against all claims and demands whatsoever. Except as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of July A.D. 1936.

Signed, sealed and delivered)
in presence of
Albert W. Sheppard
Estelle A. DeWolf

Cancelled
U.S.Int.Rev. Margaret L. Rusden Westcott (L.S.)
Stamp \$2.00

STATE OF CONNECTICUT,) ss. New Haven, July 29th, 1936.

Personally appeared Margaret L. Rusden Westcott, Signer and Sealer of the foregoing instrument, and acknowledged the same to be her free act and deed before me,

Albert W. Sheppard
Notary Public.

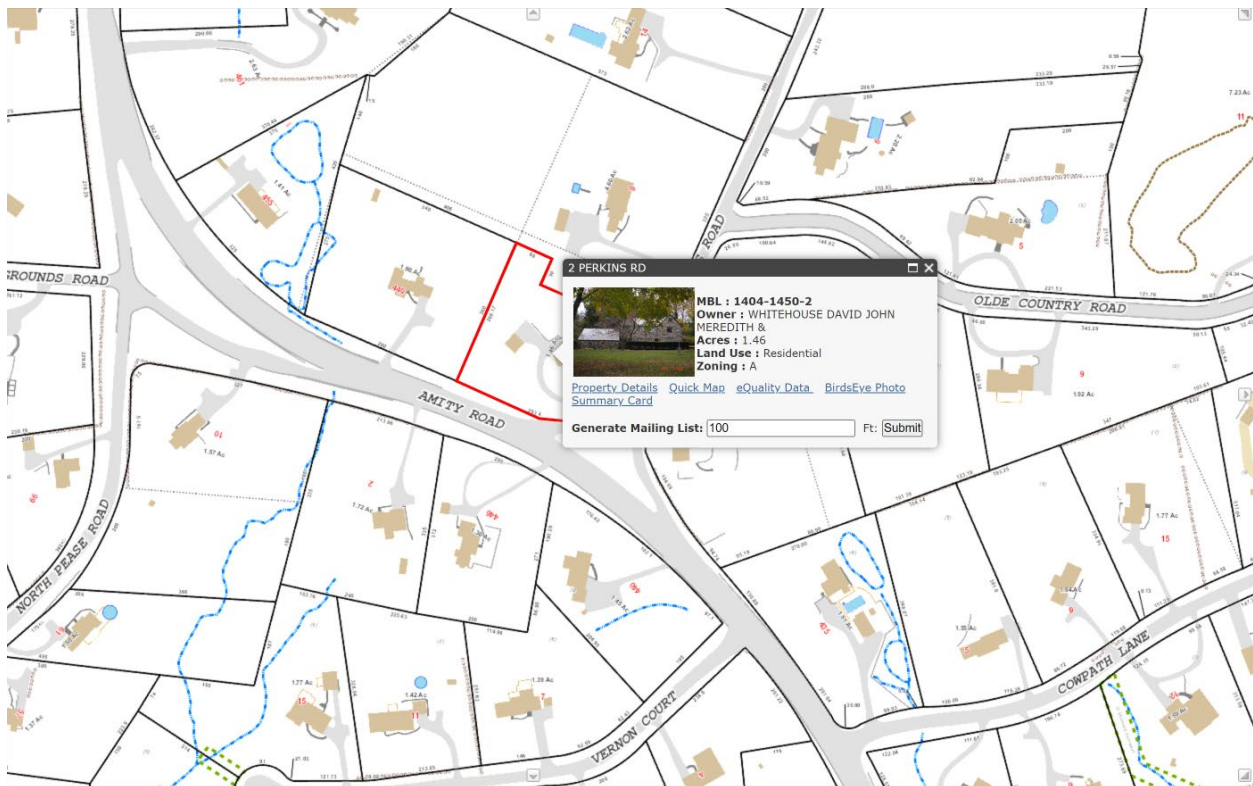
Received for Record July 30th, 1936 at 9h. 06m. A.M. and recorded by
Echel M. Street, Asst. Town Clerk.

2 Perkins Rd.

Woodbridge, CT

Home built in 1938

Covenant in Vol 42 Pg 212 prohibiting sale, transfer, lease, rent or otherwise disposal to
'persons not American citizens.'



Recorded History

Sales History

| Owner of Record | Book/ Page | Sale Date | Sale Price |
|--|------------|-----------|------------|
| WHITEHOUSE DAVID JOHN MEREDITH & | 770_0309 | 4/28/2016 | 449000 |
| SARTORELLI ALAN C EST OF | 767_0163 | 2/12/2016 | 0 |
| SARTORELLI ALAN C EST OF | 757_0103 | 7/6/2015 | 0 |
| SARTORELLI ALAN C | 712_0276 | 2/20/2013 | 0 |
| SARTORELLI ALAN C & CLUTE KAREN L TRUSTE | 710_0024 | 1/11/2013 | 0 |
| SARTORELLI ALICE A EST OF | 693_0201 | 6/21/2012 | 0 |
| SARTORELLI ALICE A | 394_0037 | 7/26/2002 | 0 |
| SARTORELLI ALAN C & ALICE A | 96_0427 | 8/25/1971 | 0 |