

Commission on the Use of Publicly Owned Property

Recommendation for 7 Clark Road

A. The Commission on the Use of Publicly Owned Property

Pursuant to its role as defined within Town Code § 75-65(B), the Publicly Owned Property Commission (a/k/a the Commission on the Use of Publicly Owned Property ("CUPOP")) reviewed the town owned properties located at 7 Clark Road, in furtherance of CUPOP's duty to make recommendations to the Board of Selectman regarding the "uses, change in uses, or direction of such uses by appropriate commissions or agencies now existing or to be created" for the property. This particular property is classified as a Category 3 property within the 2023 CUPOP Publicly Owned Property List: "Land and buildings, the uses of which are not under the direction of existing commissions or other agencies of the Town." Town Code § 75-65(A)(3).

B. The Property

7 Clark Road: 0.01

Zone A

The ten-foot-square parcel of land known as 7 Clark Road is located on the north side of the road along the boundary of the parcels known as 11 Clark Road and 1910 Litchfield Turnpike. The GIS map shows it as essentially a cutout of the southwest corner of 1910 Litchfield Turnpike, but a review of the deeds suggests that it is actually a cutout of the southeast corner of 11 Clark Road.

The parcel was conveyed to the Town by Christine Hunter Hutchinson via quitclaim deed dated December 4, 2001.¹ As described in greater detail below, it had once been part of the parcel now known as 11 Clark Road, which Ms. Hutchinson also owned, but had remained in her possession after the 11 Clark Road parcel was sold.

The property does not contain wetlands.

C. CUPOP Investigation

CUPOP's investigation of the property and its history reveal that it was conveyed and reconveyed several times over the course of the latter half of the twentieth century, and that it was ultimately quitclaimed to the Town because it no longer had any purpose as a standalone property, and is adjacent to the larger Town-owned parcel at 1910 Litchfield Turnpike.

The land that now makes up the parcels known as 11 Clark Road, 7 Clark Road, and 1910 Litchfield Turnpike was owned by J. Halstead Bishop before being subdivided. This makes tracing the history somewhat tedious, as the deeds often refer to neighboring property as now or formerly owned by Bishop, which does not helpfully distinguish one parcel from another. Nonetheless, it was possible to review the history of the conveyances and piece together the following picture.

¹ Vol. 376, p. 315. Copies of all records are included at Appendix C, in order by volume and page number.

First, the direct history of the 7 Clark Road property. On November 22, 1967, Christine Hunter Donaldson, owner of the 11 Clark Road property (as discussed below), conveyed "a 10 foot square piece at the southeasterly corner of my land on Clark Road" to James Wayne Cooper.² In 1986, Mr. Cooper conveyed the same parcel of land back to Ms. Donaldson,³ who had by this point taken the surname Hutchinson following a 1983 marriage.⁴ In 2001, Ms. Hutchinson conveyed the parcel to the Town.⁵

Second, based on the deed language, it appears that the parcel is located slightly northwest of its location on the GIS map. The property now known as 11 Clark Road was assembled from four distinct parcels, which were conveyed to Ms. Hutchinson in a series of transactions beginning in 1953.

The first parcel was conveyed to Ms. Hutchinson and her then-husband, E. Talbot Donaldson, in 1953.⁶ The second parcel was conveyed to the two of them in 1958.⁷ Both parcels were quitclaimed to Ms. Hutchinson, evidently in a divorce settlement, in February 1967.⁸ Ms. Hutchinson acquired a third parcel on November 22, 1967.⁹ She acquired the fourth and final piece of what is now 11 Clark Road in 1971.¹⁰ All four parcels were transferred to the Christine H. Hutchinson Revocable Inter Vivos Trust (the "Christine Hutchinson Trust") in 1996.¹¹

In 1996, the Christine Hutchinson Trust, with Deirdre Hunter Donaldson as trustee, conveyed all four parcels to the Grasiella de Solodow and Joseph B. Solodow,¹² who conveyed them to Keith Jacoby and Zineb Benchekchou in 2024.¹³

As noted above, the 7 Clark Road property was first described in a November 1967 deed as being at the southeasterly corner of the then-Donaldson/Hutchinson property. Effective that same day, Ms. Hutchinson acquired the third parcel making up the southeasternmost portion of her property. The eastern boundary of this parcel is described as running along the centerline of

² Vol. 87, p. 127.

³ Vol. 138, p. 341.

⁴ Vol. 144, p. 641. This report will refer to her as Ms. Hutchinson in subsequent descriptions.

⁵ Vol. 376, p. 315.

⁶ Vol. 53, p. 249.

⁷ Vol. 63, p. 359.

⁸ Vol. 84, p. 595.

⁹ Vol. 87, p. 125.

¹⁰ Vol. 96, p. 212.

¹¹ Vol. 244, p. 335.

¹² Vol. 248, p. 229.

¹³ Vol. 921, p. 188.

a stone wall.¹⁴ Accordingly, the ten-foot-square parcel of land should be located *west* of the stone wall (carved out of the southeasternmost portion of what is now shown on the GIS map as 11 Clark Road), not *east* of it, as depicted on the GIS map.

As part of the investigation, CUPOP reached out to Dr. Deirdre Hunter Donaldson, Christine Hutchinson's daughter and trustee of the Christine Hutchinson Trust. Dr. Donaldson explained that in 2001, having realized that the ten-foot-square property was still owned by her mother, they decided to quitclaim the property to the Town because it would be a simple way to dispose of the land, which already abutted the larger Town property at 1910 Litchfield Turnpike. CUPOP also reached out to Peter Cooper, son of James Wayne Cooper. Mr. Cooper explained that his father had been concerned about fire and had wanted to install a well to make water more readily available for potential firefighting, and that Ms. Hutchinson (his neighbor) conveyed the land to him for that purpose. CUPOP thanks Dr. Donaldson and Mr. Cooper for their contribution to the research for this report.

A visual inspection done by drive-by did not indicate anything remarkable about the property. The 1910 Litchfield Turnpike property is wooded, as is the portion of the 11 Clark Road property abutting it, and there is nothing identifiably different about the portion of that border area making up 7 Clark Road.

D. CUPOP Recommendation

Because there does not appear to be anything unique or noteworthy about the 7 Clark Road property, and because it is directly adjacent to a larger Town-owned property with similar characteristics, CUPOP recommends that the Town presently take no action with respect to the property.

This proposal was put to motion at the CUPOP meeting held on June 23, 2025, where it passed unanimously.

¹⁴ Vol. 87, p. 125.

Appendix A

ARTICLE XI
Publicly Owned Property Commission ²¹

§ 75-62. Establishment.

There is hereby created the Publicly Owned Property Commission.

§ 75-63. Purpose.

The Commission shall be responsible for making recommendations on the proper usage of all publicly owned property in the Town of Woodbridge.

§ 75-64. Membership. ²²

The Board of Selectmen shall appoint six members. In addition there shall be two ex officio members, one selected by the Town Plan and Zoning Commission and one selected by the Conservation Commission from their respective memberships.

§ 75-65. Duties and powers.

- A. The Commission shall classify all publicly owned property or property affected with a public interest in the following categories:
 - (1) Land and buildings dedicated to open space or other use under the terms of grants-in-aid conditions;
 - (2) Land and buildings, the uses of which are now under the direction of existing commissions or other agencies of the Town;
 - (3) Land and buildings, the uses of which are not under the direction of existing commissions or other agencies of the Town;
 - (4) Land and buildings to which the Town has the option to purchase and/or right of first refusal.
- B. It shall be the duty of the Commission to study the uses of all such land and buildings from time to time and to study and recommend to the Board of Selectmen the acquisition, by purchase or otherwise, uses, changes in uses, or direction of such uses by appropriate commissions or agencies now existing or to be created, with such expert advice, research, resources and assistance as it shall deem appropriate to such duties.
- C. All such Town agencies and commissions administering, using or affecting such land and buildings shall report to the Commission as required by it.

Appendix B

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2024.



Woodbridge
Connecticut

Information on the Property Records for the Municipality of Woodbridge was last updated on 6/20/2025.



Parcel Information

Location:	7 CLARK RD	Property Use:	Vacant Land	Primary Use:	Commercial Vacant Land
Unique ID:	3625	Map Block Lot:	1901 370 7	Acres:	0.0100
490 Acres:	0.00	Zone:	A	Volume / Page:	0376/0315
Developers Map / Lot:	SEE DEED	Census:	1602		

Value Information

	Appraised Value	Assessed Value
Land	100	70
Buildings	0	0
Detached Outbuildings	0	0

	Appraised Value	Assessed Value
Total	100	70

Owner's Information

Owner's Data

TOWN OF WOODBRIDGE
11 MEETINGHOUSE LN
WOODBRIDGE, CT 06525

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
TOWN OF WOODBRIDGE	0376	0315	02/06/2002	Quit Claim	\$0
HUTCHINSON CHRISTINE HUNTER	0138	0341			\$0

Information Published With Permission From The Assessor

Woodbridge

Card No: 1 Of 1

Unique ID: 3625

Location:	7 CLARK RD	Map Id:	1901 370 7	Zone:	A	Date Printed:	6/23/2025
			Neighborhood:	2	Last Update: 6/20/2025		
Owner Of Record			Volume/Page	Date	Sales Type		Valid
TOWN OF WOODBRIDGE 11 MEETINGHOUSE LN, WOODBRIDGE, CT 06525			0376/0315	2/6/2002	Quit Claim		No 0
					Exempt		
Prior Owner History							
HUTCHINSON CHRISTINE HUNTER			0138/0341				No 0
Permit Number	Date	Permit Description					
Supplemental Data							
Census/Tract	1602	VisionPID	100038	Appraised Value			
Dev Map ID	SEE DEED	Street Description		Total Land Value	100		
GIS ID		TOPO		Total Building Value	0		
Route				Total Outbldg Value	0		
District				Total Market Value	100		
Utilities							
Acres				State Item Codes			
Land Type	Acres	490	Total Value	Code	Quantity	Value	
Comm Vac Excess	0.01	0.00	100	52-Commercial Vacant Land	0.01	70	
Total	0.0100	0.00	100				
Assessment History (Prior Years as of Oct 1)							
2025	2024	2023	2022	2021	490 Appraised Totals		
Land	70	70	140	140	Type	Acres	Value
Building	0	0	0	0			
Outbuilding	0	0	0	0			
Total	70	70	140	140	140	Totals	0.00 0
Comments							

Unique ID: 3625

Woodbridge

Location: 7 CLARK RD

Unit

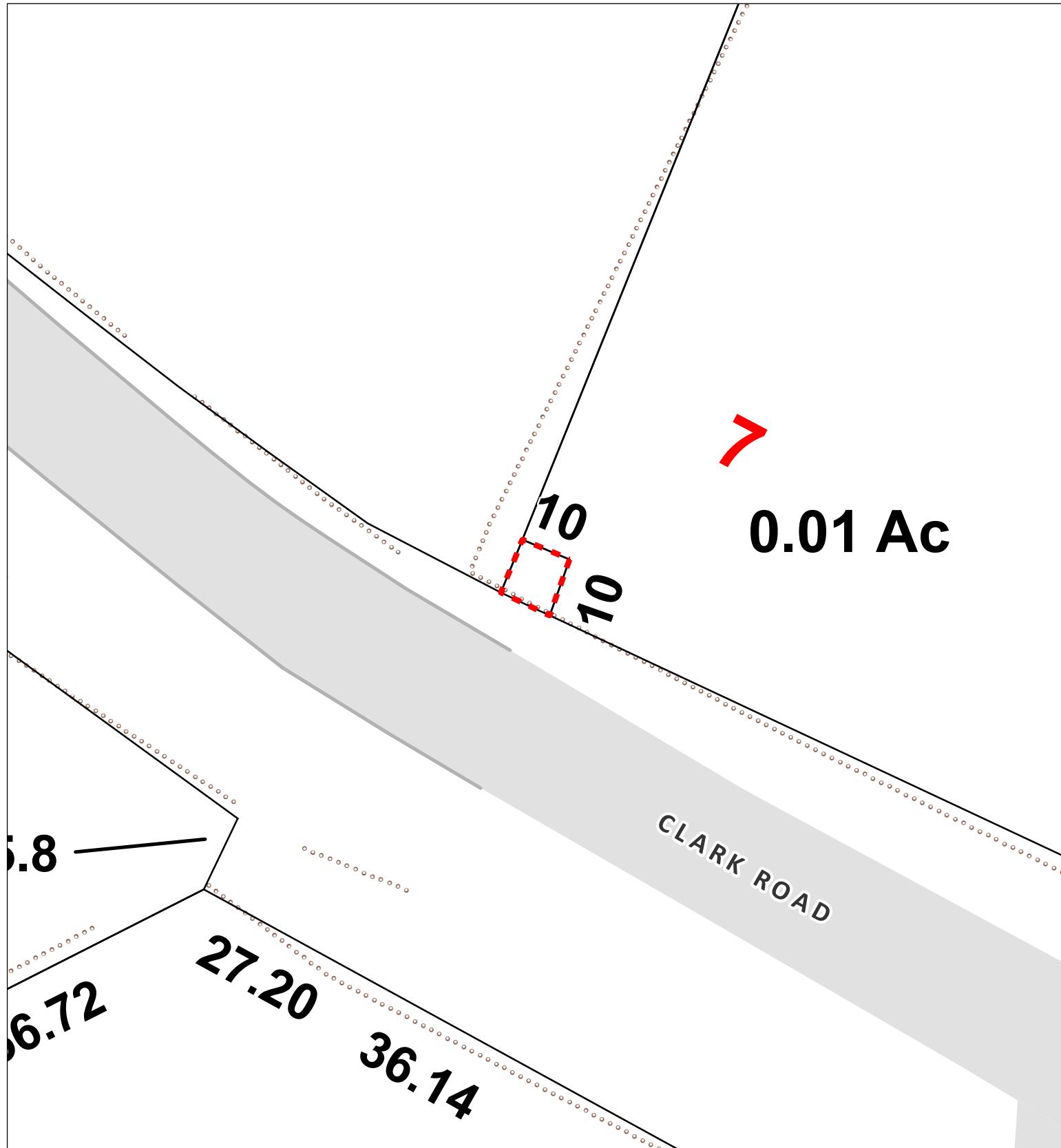
Commercial Building Description		Description	Area/Qty
Building Use			
Class			
Overall Condition			
Construction Quality			
Stories			
Year Built			
Remodel			
Percent Complete			
GLA			
Basement			
Basement Area			
HVAC			
Heating Type	Attached Component Computations		
Fuel Type	Type	Yr Blt	Area/Qty
Cooling Type			
Interior			
Floors			
Walls			
Wall Height			
Exterior			
Exterior Walls			
Roof Type			
Roof Cover			
Special Features			
	Detached Component Computations		
Type	Year	Condition	Area/Qty

Information may be deemed reliable, but not guaranteed.

Town of Woodbridge, Connecticut - Assessment Parcel Map

GIS ID: 1901-370-7

Address: 7 CLARK RD



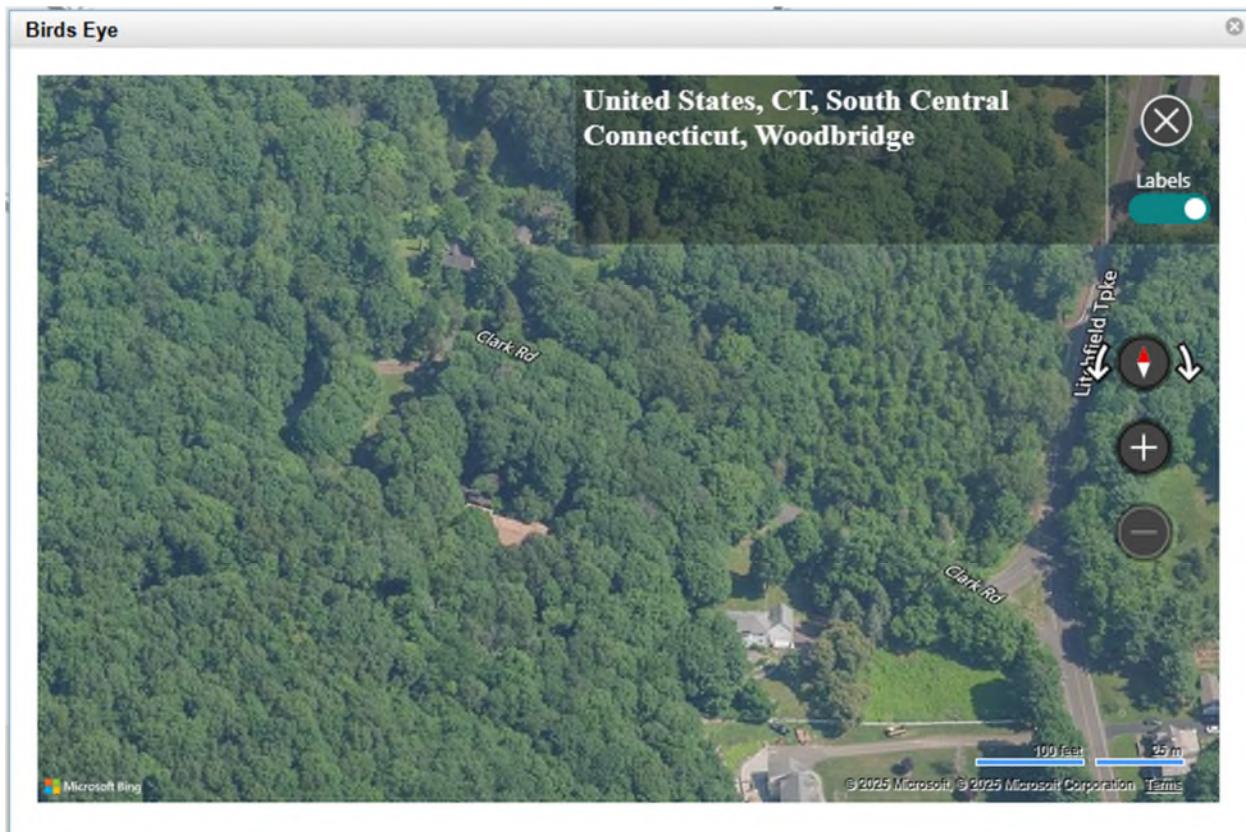
Approximate Scale:

1:300



Map Produced: April 2024

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Woodbridge and its mapping contractors assume no legal responsibility for the information contained herein.



Appendix C

To all People to whom these Presents shall come—Greeting:

I, Marjorie L. Scholz, wife of Gustav A. Scholz, to whom I was married after April 20, 1877, of the Town of Woodbridge, in the County of New Haven and State of Connecticut,

For the consideration of One dollar and other valuable considerations,

received to my full satisfaction of E. Talbot Donaldson and Christine H. Donaldson, husband and wife, both of the Town of New Haven, in the County of New Haven and State of Connecticut,

do give, grant, bargain, sell and confirm unto the said E. Talbot Donaldson and Christine

H. Donaldson, and unto the survivor of them, and unto such survivor's heirs and assigns forever, all that certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Town of Woodbridge, in the County of New Haven and State of Connecticut, and bounded:

Southwest by Clark Road, 200 feet;
West by land now or formerly of the Estate of G. Halstead Bishop,
225.9 feet;
Northwest by land now or formerly of the Estate of G. Halstead Bishop,
60 feet;
Northeast by land now or formerly of the Estate of G. Halstead Bishop,
200 feet;
Southeast by other land of said Grantor, 80 feet, more or less, by a straight
line parallel with the northwestern line above;
East by other land of said Grantor, 230 feet, more or less, by a straight
line parallel with the western line above.

Said premises are subject to building lines if established, all laws, ordinances or governmental regulations, including building and zoning ordinances affecting said premises, and taxes on the list of 1952, which taxes said grantees hereby assume and agree to pay as part of the consideration for this deed.

We have and to hold the above granted and bargained premises, with the appurtenances thereto unto the said Grantees, and unto the survivor of them, and unto such heirs and assigns forever, to them and their proper use and behoof. And also, I _____ the said grantor _____ do for myself, my _____ heirs, executors and administrators, covenant with the said grantees, and the survivor of them, heirs and assigns, that at and until the cascading 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 as above written.

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 them the said grantees, and the survivor of them, heirs and assigns, against all claims and demands whatsoever, except as above written.

In Witness Whereof, I have hereunto set my hand and seal this 19th day of January, A.D. 1953.

Signed, sealed and delivered
in presence of

John A. Myers

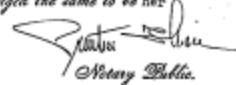
Raymond F. Scholz (SEAL)



VOL 53 PAGE 250
State of Connecticut, ss. New Haven, January 19, 1953.
New Haven County, Personally appeared Marjorie L. Scholz,

Signer and Sealer of the foregoing instrument and acknowledged the same to be her
free act and deed, before me,

Received for Record January 23, 1953
at 3 p.m. P.M. and recorded by
Ed. J. W. Street Ass't. Town Clerk


Notary Public

150

MORTGAGE Loan No. 95026-24

To All People to Whom These Presents Shall Come, Greeting:

Know Ye, That We, E. Talbot Donaldson and Christine M. Donaldson,
husband and wife, both

of the Town of New Haven, in the County of New Haven and State of
Connecticut, for the consideration of Fourteen thousand 14,000 Dollars (\$14,000) received to our full satisfaction from Phoenix Mutual Life Insurance Company, a corporation specially
chartered by the General Assembly of the State of Connecticut, and having its principal place of business in the Town
and County of Hartford, in said State of Connecticut, do give, grant, bargain, sell and convey unto the said
Phoenix Mutual Life Insurance Company, its successors and assigns, a certain place or parcel of land situated in the
Town of Woodbridge, in the County of New Haven and State of
Connecticut, with the buildings and all other improvements thereon, and bounded:

Southwest by Clark Road, 200 feet;
Next by land now or formerly of the Estate of
G. Halstead Bishop, 225.9 feet;
Northwest by land now or formerly of the Estate
of G. Halstead Bishop, 80 feet;
Northeast by land now or formerly of the Estate of
G. Halstead Bishop, 200 feet;
Southeast by land of Marjorie L. Scholz; 80 feet, more
or less, by a straight line parallel with the
Northwesterly line above;
East by land of Marjorie L. Scholz, 230 feet, more or less,
by a straight line parallel with the Westerly
line above.

To all People to whom these Presents shall come—Greeting:

I, Marjorie L. Scholz, widow of Gustav A. Scholz, to whom I was
married April 20, 1882, 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 E. Talbot Donaldson and Christine H. Donaldson,
husband and wife, both of the Town of Woodbridge, County of New Haven and State of
Connecticut,
do give, grant, bargain, sell and confirm unto the said E. Talbot Donaldson and Christine
H. Donaldson, and unto the survivor of them, and unto such survivor's heirs and assigns
forever, all that certain piece or parcel of land, with all the improvements thereon,
situated in the Town of Woodbridge, County of New Haven and State of Connecticut,
and bounded:

South by Clark Road, 202 feet, more or less;

West by land of E. Talbot Donaldson and Christine H. Donaldson,
310 feet, more or less, by bent line;

North by land now or formerly of the Estate of G. Halsted Bishop,
302.5 feet, more or less, by a bent line;

East by land now or formerly of the Estate of G. Halsted Bishop,
320 feet, more or less;

Being the balance of the premises conveyed to the grantor herein by The New
Haven Bank, N.B.A., Trustees under the will of G. Halsted Bishop, by deed dated April
4, 1939 and recorded in Volume 43 on Page 23 of the Woodbridge Land Records;

Together with and said premises are subject to such rights as exist in the
brook crossing leases;

Said premises are subject to building lines if established, all laws, ordinances
or governmental regulations, including building and zoning ordinances, affecting said
premises; and taxes on the list of 1957, which taxes said grantees hereby assume and
agree to pay as part of the consideration for this deed.

To have and to hold the above granted and bargained premises, with the appurtenances thereto
unto the said Grantees, and unto the survivor of them, and unto such heirs and assigns
forever, to them and their proper use and behoef. And also, I, the said
grantor, do for my self, my heirs, and such survivor's
heirs, executors and administrators, covenant with the said grantees, and the survivor of them, heirs
and assigns, that at and until the canceling of these presents, I am well seised 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 as above written.

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 them the said grantees, and such survivor's
heirs and assigns, against all claims and demands whatsoever, except as above written.

In Witness Whereof, I have hereunto set my hand and seal this 17th
day of May 1958.

Signed, sealed and delivered
in presence of

S. Berenice Baldwin

S. Berenice Baldwin

J. Gordon Colby, Jr.
J. Gordon Colby, Jr.



Marjorie L. Scholz (SEAL)

State of Connecticut, }
New Haven County. }

VOLUME 63 PAGE 360
New Haven.

May 17, 1950.

Previously appeared Marjorie L. Schools.

Pignor and Peeler of the foregoing instrument and acknowledged the same to be
free act and deed, before me,

Received for Record May 18, 1958
at 10:00 A.M. T.S. and recorded by
E.R.D. "Mac" Stewart Ass't. Town Clerk

Ira Gordon Colby, Jr. Notary Public
Ira Gordon Colby, Jr.

QUIT CLAIM

To all People to whom these Presents shall come—Greeting:

Know Ye, That I, Harry Draxen, of the Town of Woodbridge, County of New Haven, State of Connecticut, Testator.

For the consideration of one dollar and other valuable considerations, received to my full satisfaction by such Trustee, of James S. Angier and Anita E. Angier, husband and wife, of the Town of Woodbridge, in said County and State.

do demise, release and forever **Quit Claim** unto the said James S. Angier and Anita E. Angier, and unto the survivor of them, and unto such successors

heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as
the said releases, as such Trustee, I, have or ought to have in or to
all that certain piece or parcel of land, with all the improvements thereon,
situated in the Town of Woodbridge, County of New Haven, State of Connecticut, in
the rest of Baldwin Road, bounded:

North by land now or formerly of James S. Angier and Anita E. Angier, 30 feet, more or less;
East by land now or formerly of Hiram D. Wallack and Barbara Wallack, being a portion of the west bound of lot #7 on a map entitled Harry Draper, Woodbridge, Conn., scale 1 in. equals 50 feet, on file in the Woodbridge Town Clerk's Office, 30 feet, more or less;
South by land formerly of Joseph Little, more lately of New Haven Land Co., 30 feet, more or less;
West by land now or formerly of James S. Angier and Anita E. Angier, 30 feet, more or less.

To Have and to Hold the premises, with all the appurtenances, unto the
said Releasee, and unto the survivor of them, and ^{unto such survivor's} heirs and assigns forever,
so that neither I, — the ^{3rd March, 1872} Releasor, nor my successors and 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 therefore I am — and they are by these
presentes forever barred and excluded.

In Witness Whereof I have hereunto set my hand and seal
the 14th day of March, A.D. 1920.

QUIT CLAIM

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

Resc. #6, Wm. J. H. TALBOT BONNELLSON, of the Town of Woodbridge, County of New Haven and State of Connecticut.

For ~~REINHOLD HIRSCHWALD~~ diverse good causes and considerations, but less than \$140.00

resided in my full satisfaction of CHRISTINE A. DONALDSON, of the Town of Woodbridge, County of New Haven and State of Connecticut

do receive, release, and forever quit-claim unto the said CHRISTINE H. DONALDSON, her

heir and assigns forever, all the right, title, interest, claim and demand whatsoever as I the said Debtor have or ought to have in or to all these certain pieces or parcels of land, with all the improvements thereon, situated in the Town of Woodbridge, County of New Haven and State of Connecticut, and bounded

First Place: Southwest: by Clark Road, 200 feet;
 West: by Lane now or formerly of the Estate of G. Halsted Bishop, 225, 9 feet;
 Northwest: by Lane now or formerly of the Estate of G. Halsted Bishop, 80 feet;
 Northeast: by Lane now or formerly of the Estate of G. Halsted Bishop, 200 feet;
 Southeast: by other land of said Gruntor, 88 feet, more or less, by a straight line parallel with the boundary line;
 East: by other land of said Gruntor, 230 feet, more or less, by a straight line parallel with the boundary line.

Second Place: South by Clark Road, 202 feet, more or less;
West by the First Place, 310 feet, more or less, by
a bent line;
North: by land now or formerly of the Estate of G.
Halsted Bishop, 292.5 feet, more or less, by
a bent line;
East: by land now or formerly of the Estate of G.
Halsted Bishop, 320 feet, more or less.

We make and to tell the pretences, with all the appurtenances, unto the said Reliance
him faire and enjou forever, as that neither I the
Reliance nor any other person under me or of them
shall hereafter have any eisyn, right or title in or to the pretences, or any part thereof, but therewyn
I and they are by these presents forever larded and excluded.

this 23rd day of February A.D. 1967

Signed, Sealed and Delivered in presence of
Robert Schenck Elliott Donckler (2, 2)
REGISTRATION: VICTORIA
Robert Schenck Elliott Donckler (2, 2)
Robert N. Schenck

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STATE OF CONNECTICUT, |
COUNTY OF NEW HAVEN |
Personally appeared E. TALBOT DONALDSON

Signer and Sealer of the
foregoing instrument, and acknowledged the same to be his free act and deed, before me.

Received for Record MAR 1 1967
at 11 a.m. P.M. and recorded by Robert N. Schmalz
Robert N. Schmalz Justice of the Peace
Robert N. Schmalz Commissioner of the Superior Court
for New Haven County

CERTIFICATE OF ATTACHMENT

Orchard of Anderson of New Haven, Inc.

State of Connecticut, |
County of New Haven |
the 1st day of March, 1967
This May Certify, That I have this day, by virtue of a writ of attachment issued by Frank M. Crossman
Commissioner of the Superior Court for New Haven County to me
deemed and delivered, returnable in the Circuit Court of Common Pleas
for the City and Town of New Haven on the 21st
day of March, 1967

is issued to: OLYMPIC POOLS, INC.

and against: ROBERT HILL

and in which writ: Nine Hundred (\$900.00) dollars damages and costs of suit are
sued, made an attachment of all the right, title and interest of said ROBERT HILL.
Defendant
is and is all venue within or without, with all the buildings thereon, lying in said Town of
Woodbridge and bounded as follows, to wit:

lot that certain piece or parcel of land, with all the improvements thereto,
situated in the Town of Woodbridge, County of New Haven, State of Connecticut,
known as lot #11 on a Map of Cedar Acres, revised Jan. 13, 1953, on file at
the Woodbridge Town Clerk's Office, said lot being bounded
West, Southwest and West again by the curved line of Cedar Acres, Road,
as shown on said map, 350 feet, more or less;
Northeast, by land now or formerly of Herbert E. Russell, in part, and in
part by land now or formerly of Lynn M. Trask and Bertha G. Trask,
in all, 460 feet;
South, by lot #10-A on said map, 50 feet;

South, by lot #10-A on said map, 462 feet, more or less.

Received for Record MAR 1 1967
at 11 a.m. P.M. and recorded by Robert A. Perry
Robert A. Perry Deputy Sheriff
Robert A. Perry Commissioner

TRUSTEE'S DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:
KNOW YE, That, The First New Haven National Bank, Trustee
under the will of G. Halsted Bishop, late of the Town of Wood-
bridge, County of New Haven and State of Connecticut, deceased,
for the consideration of One (\$1.00) Dollar and other valuable
considerations, received to its full satisfaction of Christine
Hunter Donaldson of said Woodbridge, does hereby grant, bargain,
sell and confirm unto the said Christine Hunter Donaldson and
unto her heirs and assigns forever all the right, title, interest,
claim and demand which the said G. Halsted Bishop had at the time
of his decease, or which it as such Trustee has or ought to have
in and to a certain piece or parcel of land with all the improvements
thereon and appurtenances thereof, situated in said Town of Woodbridge,
bounded and described as follows:

Beginning at a point on Clark Road, 290.19 feet
northwest of a Connecticut Highway Department
monument at the northwest corner of the intersection
of Litchfield Turnpike and said Clark Road, and
thence running

NORTHEASTERLY: Along the land of the Grantee,
320 feet, more or less, to the
northeasterly corner of the
Grantee's land; thence

SOUTHEASTERLY: In a straight continuation of
the Grantee's northeasterly
boundary with the Grantor at
that point, 65 feet, more or
less, to the center of an old
stone wall; thence

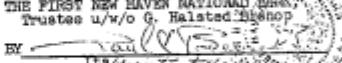
SOUTHWESTERLY: Along the center line of said
stone wall, 310 feet, more or
less, to Clark Road; thence

NORTHWESTERLY: Along Clark Road, 8 feet, more
or less, to the point of begin-
ning.

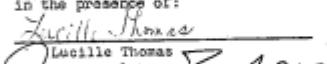
Said premises are subject to building lines, if established, and
all laws, ordinances or governmental regulations, including build-
ing and zoning ordinances affecting said premises.

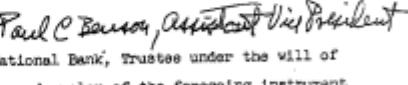
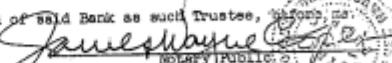
TO HAVE AND TO HOLD the above granted and bargained premises with all the appurtenances thereof, unto the said Grantee and unto her heirs and assigns forever, to her and their proper use and behoof. And if the said Trustee does hereby covenant with the said Grantee and her heirs and assigns, that it has full power and authority as Trustee aforesaid to grant and convey the above described premises in manner and form aforesaid and for itself and its successors and assigns it further covenants to warrant and defend the same to her, the said Grantee, and her heirs and assigns against the claims of any person or persons whomsoever, claiming by, from, or under it, as Trustee aforesaid, except as above written.

IN WITNESS WHEREOF, said The First New Haven National Bank, Trustee of the aforesaid, has caused this instrument to be executed by its duly authorized officer and its corporate seal to be hereunto affixed this 22nd day of November, 1967.

THE FIRST NEW HAVEN NATIONAL BANK
Trustees u/w/o G. Halsted Bishop
BY 
Paul C. Benson 

Signed, sealed and delivered
in the presence of:


Lucille Thomas
James W. Cooper
STATE OF CONNECTICUT
COUNTY OF NEW HAVEN } as: New Haven, November 22, 1967

Personally appeared  Paul C. Benson, Assistant Vice President
of The First New Haven National Bank, Trustee under the will of
G. Halsted Bishop, signer and sealer of the foregoing instrument
and acknowledged the same to be his free act as such
and the free act and deed of said Bank as such Trustee, 

Received for Record Nov. 27, 1967 at 9h 40m A.M. and recorded by  Mabel W. Wagner
Ass't. Town Clerk 

QUIT

CLAIM THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

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

I, Christine Hunter Donaldson, of the Town of
Woodbridge, County of New Haven, State of Connecticut

for the consideration of One (\$1.00) Dollar and other valuable considerations

received to my full satisfaction of James Wayne Cooper, of said Woodbridge

do remise, release, and forever QUIT-CLAIM unto the said James Wayne Cooper, his

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
all the improvements thereon and appurtenances thereof situated in the
Town of Woodbridge, said County and State, being a 10 foot square piece
at the southeasterly corner of my land on Clark Road in said Woodbridge,
bounded and described as follows:

SOUTHWESTERLY by Clark Road, 10 feet;
SOUTHEASTERLY by land now of the Estate of J. Halsted Bishop, 10 feet;
NORTHEASTERLY by land of the Grantor, 10 feet;
NORTHWESTERLY by land of the Grantor, 10 feet.

Said premises are subject to building lines, if established, and all
laws, ordinances or governmental regulations, including building and
zoning ordinances affecting said premises.



To those and to Whom the premises, with all the appurtenances, unto the said Releasor
his heirs and assigns forever, so that neither I nor 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
and this day of November 1987.

Signed, Sealed and Delivered in presence of

Paul C. Bishop
Lillian Thomas

Christine Hunter Donaldson, S.
CHRISTINE HUNTER DONALDSON
(L. S.)

STATE OF CONNECTICUT
COUNTY OF New Haven

New Haven, November 27, 1967

On this the 27 day of November, 1967, before me,
the undersigned officer, personally appeared
Christine Hunter Donaldsonknown to me (or satisfactorily proven) to be the person whose name is
subscribed to the within instrument and acknowledged that he executed the same for the purposes
therein contained.

In witness whereof I hereunto set my hand.

Received for Record Nov. 27, 1967 at 9h 42m A.M. and recorded by
- Michael K. Hayes
Ass't. Town ClerkLucille Jones, Notary Public
Notary Public
Town of New Haven
Date of Birth: 1917-01-01
Signature: Lucille Jones

CONSTRUCTION OPEN-END MORTGAGE DEED

To all People to whom these Presents shall come, Greeting:

KNOW YE, THAT RUGGIERO S. FICO and ELFRIEDA V. FICO

of the Town of Woodbridge

County of New Haven and State of Connecticut for the consideration of One Dollar and
Other Valuable Consideration, received to our full satisfaction of THE NEW HAVEN SAVINGS AND LOAN
ASSOCIATION, a corporation duly organized under a charter granted by the General Assembly of the State
of Connecticut, and located in the Town and County of New Haven and State of Connecticut, do give, grant,
largin, sell and confirm unto the said The New Haven Savings and Loan Association, and unto its successors
and assigns forever, all that certain piece or parcel of land, with all the improvements thereon, situated in the
Town of Woodbridge, bounded and described as follows, to wit:

NORTHWESTERLY: 383 feet, more or less, by land of the State of Connecticut;

EASTERLY: 230 feet, more or less, by Lot #8 as shown on
hereinafter mentioned map;

SOUTHERLY

and SOUTHEASTERLY: 252 feet, by Wedgewood Drive;

SOUTHWESTERLY: 208 feet, more or less, by Lot #6, as shown
on said map.Said premises being known and designated as Lot #7, as shown and
delineated on a certain map entitled, "Map of Property Owned by
Wedgewood Estates, Woodbridge, Conn., dated October, 1957", on
file in the office of the Town Clerk of the Town of Woodbridge
by the Map No. 145A.Together with and subject to whatever rights, reservations, easements
and/or privileges as may exist.

Ruggiero S. Fico Elfrieda V. Fico

RELEASED
Rev. 32 Page 44

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

WHEREAS G. Halsted Bishop, late of the Town of Woodbridge, in the County of New Haven and State of Connecticut, died at said Woodbridge on the 26th day of July, 1932, leaving a last will and testament, which is duly proved, approved and allowed on record by the Probate Court for the District of New Haven, which by the files and records of said Probate Court will more fully appear, reference to which is hereby made; and

WHEREAS in and by the Ninth Article of said last will and testament The New Haven Bank, N. B. A., now The First New Haven National Bank, by merger, was appointed Trustee under said will, and has duly qualified as such Trustee; and

WHEREAS under the Tenth Article of said last will and testament it was provided as follows: "I direct that my said Trustee, and its successors in the Trust, shall hold, manage, invest and reinvest the Trust property held in each of the several Trusts hereinbefore provided for, as to it and them shall seem best, except as herein otherwise directed, and I give to it and them full power to sell, exchange, lease, mortgage or in any other manner dispose of, any part of said property or any other trust property thereafter acquired by it as Trustee, and to invest and reinvest the proceeds from time to time without restrictions as to the kind or character of property in which such investments shall be made, and regardless as to whether or not such investments are such as are permitted to Trustees under the statute laws of the State of Connecticut. I further authorize and empower my said Trustee and its successors in the Trust to make, execute and deliver any and all such instruments of conveyance, transfer, exchange, assignment, or otherwise as to it and them

"S. S. S. *Commonwealth Trust Company*

Malvina K. Hayes, Trust
Town Clerk of Woodbridge

may seem necessary or proper to effect any of the purposes of this instrument....." and

WHEREAS the real estate hereinafter described is a part of the Estate of said G. Halsted Bishop, and was owned by him at the time of his death, and is part of the said trust;

NOW THEREFORE KNOW YE THAT The First New Haven National Bank, a National Banking Association duly organized under the laws of the United States, and located in the City and County of New Haven and State of Connecticut, acting herein as Trustee under the last will and testament of said G. Halsted Bishop, deceased, pursuant to the power, direction and authority given to said Trustee in and by said last will and testament as aforesaid, and for the consideration of one dollar and other valuable considerations, received to its full satisfaction as such Trustee, of Christine H. Donaldson, of the Town of Woodbridge, in the County of New Haven and State of Connecticut, does give, grant, bargain, sell and confirm unto the said Christine H. Donaldson, and unto her heirs and assigns forever, all the right, title, interest, claim and demand which the said G. Halsted Bishop had at the time of his death, or which said corporation, as such Trustee, has or ought to have in and to all that certain piece or parcel of land, with all the improvements thereon, situated in the Town of Woodbridge, in the County of New Haven and State of Connecticut, and bounded:

South by the northerly boundary of other property of the Grantee, 239.81 feet;

West by other property of the Grantor, 154.30 feet;

North by other property of the Grantor, 191.48 feet;

East by other property of the Grantor, 219.20 feet.

All as more particularly described on a "Map of Survey, prepared for E. Talbot and Christine H. Donaldson, Woodbridge, Conn., Scale 1" = 50 ft., June 24, 1971" by Nowakowski and O'Byrnachow, Shelton, Conn.

Said premises are subject to building lines if established, all laws, ordinances or governmental regulations, including building and zoning ordinances, affecting said premises,

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, and unto her heirs and assigns forever, to her and their proper use and behoof. And said corporation, the said grantor, as such Trustee, does for itself and its successors, covenant with the said grantee, her heirs and assigns, that it has full power and authority as Trustee aforesaid to bargain and sell the same in manner and form as above written;

AND FURTHERMORE said corporation, the said grantor, as such Trustee, does by these presents bind itself and its successors forever, to Warrant and Defend the above granted and bargained premises to her, the said grantee, her heirs and assigns, against all claims and demands whatsoever, of any person or persons claiming by, from or under said corporation as Trustee aforesaid, except as above written.

IN WITNESS WHEREOF On this 9 day of June, A. D. 1971, said corporation, The First New Haven National Bank, as such Trustee, has caused this deed to be executed and delivered, and its corporate seal to be hereto affixed in its behalf by Paul C. Benson its VICE PRESIDENT who is duly authorized and empowered.

Signed, sealed and delivered
in presence of:

Karl A. Marsh
William B. Hammon

THE FIRST NEW HAVEN NATIONAL BANK
Trustee as aforesaid

By Paul C. Benson
Its VICE PRESIDENT

STATE OF CONNECTICUT,)
COUNTY OF NEW HAVEN,)
SS. NEW HAVEN, July 9, 1971

Personally appeared Paul C. Benson, VICE PRESIDENT as aforesaid, signee and sealer of the foregoing instrument and acknowledged the same to be his free act and deed as such VICE PRESIDENT and the free act and deed of said corporation, The First New Haven National Bank, as such Trustee,

Received for Record
July 9, 1971 at 4h 15m P.M.
and recorded by William B. Hammon
Mabel A. Taylor
Notary Public
Ass't. Town Clerk

WL 138^{ME} 341

QUIT CLAIM DEED

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

KNOW YE THAT, I, JAMES WAYNE COOPER, of the Town of Woodbridge, County of New Haven, State of Connecticut for the consideration of One (\$1.00) Dollar and other valuable considerations but less than One Hundred (\$100.00) Dollars received to my full satisfaction of CHRISTINE HUNTER HUTCHISON, of said Woodbridge, do resile, release and forever QUIT-CLAIM unto the said Christine Hunter Hutchison, 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 of land with all the improvements thereon and appurtenances thereof situated in the Town of Woodbridge, said County and State, being a 10 foot square piece at the southeasterly corner of land of the Grantee on Clark Road in said Woodbridge, bounded and described as follows:

SOUTHWESTERLY by Clark Road, 10 feet;
SOUTHEASTERLY by land now or formerly of the Estate of J. Halsted Bishop, 10 feet;
NORTHEASTERLY by land of the Grantee, 10 feet;
NORTHWESTERLY by land of the Grantee, 10 feet.

Said premises are the same as those quit claimed to the Grantor by Christine Hunter Donaldson November 22, 1967, recorded in Volume 87 Page 127 of the Land Records of said Town of Woodbridge.

Said premises are subject to building lines, if established, and all laws, ordinances or governmental regulations, including building and zoning ordinances affecting said premises.

TO HAVE AND TO HOLD the premises, with the appurtenances, unto the said Releesee, 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

VOL 138 PAGE 342

this 17 day of September, 1986.

signed, sealed and delivered
in the presence of:

Adonia M. Donthmid
Adonia M. Donthmid

Heidi E. Glatzel
Heidi E. Glatzel

James Wayne Cooper L.S.
James Wayne Cooper

STATE OF CONNECTICUT } ss.: 17; September, 1986
COUNTY OF NEW HAVEN }

On this the 17 day of September, 1986, before me,
Veronica M. Fallon the undersigned officer, personally
appeared James Wayne Cooper, known to me (or satisfactorily
proven) to be the person whose name is subscribed to the within
instrument and acknowledged that he executed the same for the
purposes therein contained, as his free act and deed.

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

RECEIVED FOR RECORD
SEP 12 1986 at 11:30 AM

AND RECORDED BY:

Jane E. Larson
JOHN CLERK

Veronica M. Fallon

Notary Public

My Commission Expires:

My Commission Expires March 31, 1989



WL 144-641

11 Clark Road
Woodbridge, CT 06525
13 July 1987

Town Clerk
Woodbridge, Ct 06525

Dear Mrs. Schultz:

Inasmuch as I changed my name by marriage on 28 December 1983, I should like to have the change made on records at the Town Hall, including the tax rolls

from Christine H. Donaldson
to Christine H. Hutchison

Yours truly,
Christine H. Hutchison
Christine H. Hutchison

State of Connecticut
County of New Haven ss: Woodbridge

Subscribed and sworn before me this date.

Kelly P. Schuyler
Notary Public

My Commission Expires March 31, 1992

RECEIVED FOR RECORD

JUL 13 1987 at 3:15 P.M.

and RECORDED BY *Kelly P. Schuyler*
TOWN CLERK

VL02445335

STATUTORY QUITCLAIM DEED

I, CHRISTINE H. HUTCHISON of the Town of Woodbridge, County of New Haven and State of Connecticut, hereinafter referred to as RELEASOR for consideration paid, grant to DEIRDRE HUNTER DONALDSON, of the City of St. Louis, County of St. Louis and State of Missouri, AS TRUSTEE of the Christine H. Hutchison Revocable Inter Vivos Trust dated December 27, 1995, hereinafter referred to as REESEE with QUITCLAIM COVENANTS all those certain pieces or parcels of land located in the Town of Woodbridge, County of New Haven and State of Connecticut and being more particularly described in Schedule A attached hereto and made a part hereof.

Signed this 19th day of January, 1996.

Witnessed by:

Marlene Barbieri
MARLENE BARBIERI

Amelia

CHI SUK KIM

Christine H. Hutchison
Christine H. Hutchison

STATE OF CONNECTICUT }
COUNTY OF NEW HAVEN } ss. NEW HAVEN, January 19, 1996

Personally Appeared Christine H. Hutchison signer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me.

Sara R. Seader
Sara R. Seader
Commissioner of Superior Court
Notary Public
My Commission Expires: 1/23/2000

Releasee's Address:
10000000000000000000
10000000000000000000
6341 SOUTHWOOD AVENUE
ST. LOUIS, MISSOURI 63105

VL02445336

SCHEDULE A

All those certain pieces or parcels of land, with all the improvements thereon, situated in the Town of Woodbridge, County of New Haven and State of Connecticut, and being more particularly bounded and described as follows:

First Piece:

Southwest: by Clark Road, 200 feet;
West: by land now or formerly of the Estate of G. Halstead Bishop, 225.9 feet;
Northwest: by land now or formerly of the Estate of G. Halstead Bishop, 80 feet;
Northeast: by land now or formerly of the Estate of G. Halstead Bishop, 200 feet;
Southeast: by other land now or formerly of Marjorie L. Scholz, 80 feet, more or less, by a straight line parallel with the northwesterly line above;
East: by other land now or formerly of Marjorie L. Scholz, 230 feet, more or less, by a straight line parallel with the westerly line above.

Second Piece:

South: by Clark Road, 202 feet, more or less;
West: by the First Piece, 310 feet, more or less, by a bent line;
North: by land now or formerly of the Estate of G. Halstead Bishop, 202.5 feet, more or less, by a bent line;
East: by land now or formerly of the Estate of G. Halstead Bishop, 320 feet, more or less.

Being the same premises described in a Quit-Claim Deed from E. Talbot Donaldson to Christine H. Donaldson, dated February 23, 1967 and recorded in Volume 84 at Page 595 of the Woodbridge Land Records.

Third Piece:

Beginning at a point on Clark Road, 290.19 feet northwest of a Connecticut Highway Department monument at the northwest corner of the intersection of Litchfield Turnpike and said Clark Road, and thence running

NORTHEASTERLY: along the land of the Grantor, 320 feet, more or less, to the northeasterly corner of the Grantor's land; thence

VL024496337

SOUTHEASTERLY: in a straight continuation of the Grantor's northeasterly boundary with the land now or formerly of G. Halsted Bishop at that point, 65 feet, more or less, to the center of an old stone wall; thence

SOUTHWESTERLY: along the center line of said stone wall, 310 feet, more or less, to Clark Road; thence

NORTHWESTERLY: along Clark Road, 8 feet, more or less, to the point of beginning.

Being the same premises described in a Trustee's Deed from The First National Bank, Trustee under the will of G. Halsted Bishop to Christine Hunter Donaldson, dated November 22, 1967 and recorded in volume 87 at Page 125 of the Woodbridge Land Records.

Fourth Piece:

South: by the northerly boundary of other property of the Grantor, 239.81 feet;

West: by land now or formerly of G. Halsted Bishop, 154.30 feet;

North: by land now or formerly of G. Halsted Bishop, 191.48 feet;

East: by land now or formerly of G. Halsted Bishop, 219.20 feet.

The Fourth piece is more particularly described on a "Map of Survey, prepared for E. Talbot and Christine H. Donaldson, Woodbridge, Conn., Scale 1" = 50 ft., June 24, 1971" by Nowakowski and O'Symachow, Shelton, Conn.

Being the same premises described in a Trustee's Deed from The First New Haven National Bank, Trustee under the will of G. Halsted Bishop to Christine H. Donaldson, dated July 7, 1971 and recorded in Volume 96 at Page 212 of the Woodbridge Land Records.

Excepted from these parcels described above is a ten foot by 10 foot parcel of land being more particularly described in a deed from Christine Hunter Donaldson to James Wayne Cooper, dated November 22, 1967 and recorded in Volume 87 at Page 127 of the Woodbridge Land Records.

Any reference to G. Halsted Bishop shall include G. Halsted Bishop and vice versa.

RECEIVED FOR RECORD *Feb 7, 1996*
AT 9:30 AM AND RECORDED BY:

Christine Hunter TOWN CLERK
1/2

VL02487229

TRUSTEE'S DEED

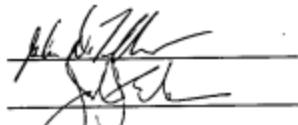
Know Ye That DEIRDRE HUNTER DONALDSON, of the City of St. Louis, County of St. Louis and State of Missouri, as TRUSTEE of the Christine E. Hutchison Revocable Inter Vivos Trust dated December 27, 1995, does hereby grant, bargain, sell and confirm unto GRASIELLA de SOLODOV and JOSEPH B. SOLODOV, both of the City and County of New Haven, and State of Connecticut, as Joint Tenants with rights of survivorship, hereinafter called the GRANTEES, their heirs and assigns, all the right, title, interest, claim and demand which she as such Trustee has or ought to have in and to those certain pieces or parcels of land with buildings and other improvements thereon situated in the Town of Woodbridge, County of New Haven and State of Connecticut, known as 11 Clark Road, and being more particularly bounded and described in Schedule A attached hereto and made a part hereof.

Said premises are conveyed subject to any and all provisions of any ordinance, municipal regulation, public or private law; to taxes due to the Town of Woodbridge on the Grand List of October 1, 1995, not yet payable and all subsequent taxes and to building, building line and zoning restrictions as of record may appear.

TO HAVE AND TO HOLD, the above granted and bargained premises with the appurtenances thereof unto them, the said Grantees, and their heirs and assigns forever, to them and their own proper use and behoof. And the said Trustee does hereby covenant with the said Grantees and their heirs and assigns, that she has full power and authority as Trustee aforesaid to grant and convey the above described premises in manner and form as aforesaid and for herself and her successors and assigns, she does further covenant to warrant and defend the same to the said Grantees and their heirs and assigns forever against the claims of any person whosoever claiming by, from or under her as Trustee aforesaid.

IN WITNESS WHEREOF, the Trustee as aforesaid, has hereunto set her hand this 27 day of April, 1996.

Signed and Delivered
in the presence of:



Deirdre Hunter Donaldson
Deirdre Hunter Donaldson,
Trustee

STATE OF CONNECTICUT) ss. New Haven April 27, 1996
COUNTY OF NEW HAVEN)

Personally Appeared Deirdre Hunter Donaldson, Trustee, as aforesaid the signer and sealer of the foregoing instrument, who acknowledged that she executed the same in the capacity and for the purpose therein stated, and that the same is her free act and deed.



Commissioner of Superior Court
Notary Public

Grantees' Address:
11 Clark Road
Woodbridge, CT

135D W State
Commission Tax received
Stephen Castle
Town Clerk of Woodbridge

2420 Conveyance Tax received
Stephen Castle
Town Clerk of Woodbridge

VL024896230

SCHEDULE A

All those certain pieces or parcels of land, with all the improvements thereon, situated in the Town of Woodbridge, County of New Haven and State of Connecticut, and being more particularly bounded and described as follows:

First Piece:

Southwest: by Clark Road, 200 feet;
West : by land now or formerly of the Estate of G.
Halstead Bishop, 225.9 feet;
Northwest: by land now or formerly of the Estate of G.
Halstead Bishop, 80 feet;
Northeast: by land now or formerly of the Estate of G.
Halstead Bishop, 200 feet;
Southeast: by other land now or formerly of Marjorie L.
Scholz, 80 feet, more or less, by a straight
line parallel with the northwesterly line
above;
East: by other land now or formerly of Marjorie L.
Scholz, 230 feet, more or less, by a straight
line parallel with the westerly line above.

Second Piece:

South: by Clark Road, 202 feet, more or less;
West: by the First Piece, 310 feet, more or less, by a
bent line;
North: by land now or formerly of the Estate of G.
Halstead Bishop, 202.5 feet, more or less, by a
bent line;
East: by land now or formerly of the Estate of G.
Halstead Bishop, 320 feet, more or less.

Being the same premises described in a Quit-Claim Deed from
E. Talbot Donaldson to Christine H. Donaldson, dated February 23,
1967 and recorded in Volume 84 at Page 595 of the Woodbridge Land
Records.

Third Piece:

Beginning at a point on Clark Road, 290.19 feet
northwest of a Connecticut Highway Department monument
at the northwest corner of the intersection of
Litchfield Turnpike and said Clark Road, and thence
running

NORTHEASTERLY: along the land of the Grantor, 320 feet,
more or less, to the northeasterly
corner of the Grantor's land; thence

SOUTHEASTERLY: in a straight continuation of the
Grantor's northeasterly boundary with
the land now or formerly of G. Halsted
Bishop at that point, 65 feet, more or
less, to the center of an old stone
wall; thence

SOUTHWESTERLY: along the center line of said stone
wall, 310 feet, more or less, to Clark
Road; thence

NORTHWESTERLY: along Clark Road, 8 feet, more or less,
to the point of beginning.

Being the same premises described in a Trustee's Deed from
The First National Bank, Trustee under the will of G. Halsted

VL0248p;231

Bishop to Christine Hunter Donaldson, dated November 22, 1967 and recorded in volume 87 at Page 125 of the Woodbridge Land Records.

Fourth Piece:

South: by the northerly boundary of other property of the Grantor, 239.81 feet;
West: by land now or formerly of G. Halsted Bishop, 154.30 feet;
North: by land now or formerly of G. Halsted Bishop, 191.48 feet;
East: by land now or formerly of G. Halsted Bishop, 219.20 feet.

The Fourth piece is more particularly described on a "Map of Survey, prepared for E. Talbot and Christine H. Donaldson, Woodbridge, Conn., Scale 1" = 50 ft., June 24, 1971" by Nowakowski and O'Bymachow, Shelton, Conn.

Being the same premises described in a Trustee's Deed from The First New Haven National Bank, Trustee under the will of G. Halsted Bishop to Christine H. Donaldson, dated July 7, 1971 and recorded in Volume 96 at Page 212 of the Woodbridge Land Records.

Excepted from those parcels described above is a ten foot by ten foot parcel of land being more particularly described in a deed from Christine Hunter Donaldson to James Wayne Cooper, dated November 22, 1967 and recorded in Volume 87 at Page 127 of the Woodbridge Land Records.

Any reference to G. Halstead Bishop shall include G. Halsted Bishop and vice versa.

RECEIVED FOR RECORD
May 2, 1992 at 10:00 AM
and RECORDED BY
Stephen L. Lyle
TOWN CLERK
(634)

Quitclaim Deed

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

KNOW YE, that CHRISTINE HUNTER HUTCHISON of the Town Brattleboro and State of Vermont (hereinafter "Releasor") for the consideration of One Dollar (\$1.00) and other valuable consideration received to her full satisfaction of the **TOWN OF WOODBRIDGE**, a municipal corporation existing under the laws of the State of Connecticut and having its territorial limits within the County of New Haven and State of Connecticut, with offices at 11 Meetinghouse Lane, Woodbridge, Connecticut (hereinafter "Releasee"), does remise, release and forever QUITCLAIM unto the Releasee and its successors and assigns forever:

A certain piece of land with all the improvements thereon and appurtenances thereof situated in the Town of Woodbridge, County of New Haven, and State of Connecticut, being a 10 foot square piece at the southeasterly corner of land of land now or formerly of Christine Hunter Hutchison on Clark Road in said Town of Woodbridge, bounded and described as follows:

SOUTHWESTERLY	by Clark Road, 10 feet;
SOUTHEASTERLY	by land now or formerly of the Estate of J. Halsted Bishop, 10 feet;
NORTHEASTERLY	by land now or formerly of Christine Hunter Hutchison, 10 feet
NORTHWESTERLY	by land now or formerly of Christine Hunter Hutchison, 10 feet

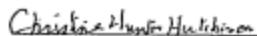
Said premises are the same as those quit claimed to Releasor by James Wayne Cooper by Quit Claim Deed recorded in Volume 138, Page 341 of the Woodbridge Land Records.

TO HAVE AND TO HOLD the premises, with the appurtenances thereof, unto it, the Releasee and unto its successors and assigns forever, to their proper use and behoof so that neither the Releasor, nor any other person or persons in her name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof that is herein quitclaimed, but she is and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the Releasor has hereunto set her hand and seal this 4/8 day of November, 2001.

Signed, sealed and delivered in the presence of


Christine Hunter Hutchison
Denise M. Baranik


Christine Hunter Hutchison

S. O. Conveyance Tax received

Denise M. Baranik
Woodbridge Clerk of Probate

VL0376PG316

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

James L. Natale
Notary Public
My commission expires: My Commission Expires: January 16, 2022
Affix Seal



000314

Specimen for review

2002-1-3-5 Mill: 12
Stephane Coiteux
WOODSTOCK, 100% LLEAF

RETURN TO:

DOMBROSKI HILLIS LLC
ATTORNEYS AND COUNSELORS AT LAW
129 Whitney Avenue
New Haven, Connecticut 06510

VL: 921 PG: 188
INST: 00000312

ADMINISTRATOR'S DEED

To all People to whom these Presents shall come, Greeting:

KNOW YE, THAT LAURA R. HARRIS of 3 Hounds Chase, Avon, Connecticut, duly authorized and appointed Administrator c.t.a. of the Last Will and Testament of Joseph B. Solodow, late of Woodbridge, Connecticut (the "Grantor"), for the consideration of **SIX HUNDRED TWELVE THOUSAND TWO HUNDRED FIFTEEN AND NO/100 (\$612,215.00) DOLLARS** received to her full satisfaction of **KEITH JACOBY and ZINEB BENCHEKCHOU**, individuals residing in Milford, Connecticut (the "Grantees"), does give, grant, bargain, sell and confirm unto the Grantees and to the survivor of them and to such survivor's heirs, successors and assigns forever with ADMINISTRATOR'S COVENANTS all that certain four pieces or parcels of land situated in the Town of Woodbridge, County of New Haven, and State of Connecticut, with the buildings and all other improvements thereon, located at and known as 11 Clark Road and more particularly described on Schedule A attached hereto and made a part hereof and subject to the items set forth therein.

Subject to:

1. Real property taxes to the Town of Woodbridge on the Grand List of October 1, 2023, which the Grantees agree to assume as additional consideration for this transaction.
2. Building lines, if established, all laws, ordinances or governmental restrictions including building and zoning ordinances affecting the premises.
3. Riparian Rights of others in and to any brook, stream, pond or other body of water which may traverse said premises.
4. Notice of Decision by the Town of Woodbridge - ZBA dated 1/12/01 and recorded 1/16/01 in Volume 344 at Page 19 of the Woodbridge Land Records.
- 4a. Water use charges to the South Central Connecticut Regional Water Authority (payments current).

\$4591.40 State
\$4591.40 Conveyance Tax Received

54 Town
\$1530. Conveyance Tax Received

Stephanie Cierleglio
Town Clerk of Woodbridge

Stephanie Cierleglio
Town Clerk of Woodbridge

5. Notice of Decision by the Town of Woodbridge Inland Wetlands Agency dated 10/30/19 and recorded 11/08/19 in Volume 829 at Page 158 of the Woodbridge Land Records.
6. High Pressure Agreement between Joseph Solodow and the South Central Connecticut Regional Water Authority dated 4/12/2021 and recorded 5/28/2021 in Volume 867 at Page 312 of the Woodbridge Land Records.

IN WITNESS WHEREOF, the Grantor has executed this Administrator's Deed this 14 day of April, 2024.

Keisha Daniels
Keisha Daniels
Bruce R. Peabody
Bruce R. Peabody

Laura R. Harris
Laura R. Harris, Administrator c.t.a.
Estate of Joseph B. Solodow

STATE OF CONNECTICUT)
COUNTY OF NEW HAVEN)
) ss. New Haven
)

On this 14 day of April, 2024, before me, the undersigned officer, personally appeared Laura R. Harris, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as her free act and deed both individually and as the Administrator c.t.a. of the Estate of Joseph B. Solodow. In witness whereof I hereunto set my hand.

Bruce R. Peabody
Bruce R. Peabody
Commissioner of Superior Court

wd1\10330-1

Schedule A
PROPERTY DESCRIPTION

11 Clark Road, Woodbridge

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND, WITH ALL THE IMPROVEMENTS THEREON, SITUATED IN THE TOWN OF WOODBRIDGE, COUNTY OF NEW HAVEN AND STATE OF CONNECTICUT, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

FIRST PIECE:

SOUTHWEST: BY CLARK ROAD, 200 FEET;

WEST: BY LAND NOW OR FORMERLY OF THE ESTATE OF G. HALSTEAD BISHOP, 225.9 FEET;

NORTHWEST: BY LAND NOW OR FORMERLY OF THE ESTATE OF G. HALSTEAD BISHOP, 80 FEET;

NORTHEAST: BY LAND NOW OR FORMERLY OF THE ESTATE OF G. HALSTEAD BISHOP, 200 FEET;

SOUTHEAST: BY OTHER LAND NOW OR FORMERLY OF MARJORIE L. SCHOLZ, 80 FEET, MORE OR LESS, BY A STRAIGHT LINE PARALLEL WITH THE NORTHWESTERLY LINE ABOVE;

EAST: BY OTHER LAND NOW OR FORMERLY OF MARJORIE L. SCHOLZ, 230 FEET, MORE OR LESS, BY A STRAIGHT LINE PARALLEL WITH THE WESTERLY LINE ABOVE.

SECOND PIECE:

SOUTH: BY CLARK ROAD, 202 FEET, MORE OR LESS;

WEST: BY THE FIRST PIECE, 310 FEET, MORE OR LESS, BY A BENT LINE;

NORTH: BY LAND NOW OR FORMERLY OF THE ESTATE OF G. HALSTEAD BISHOP, 202.5 FEET, MORE OR LESS, BY A BENT LINE;

EAST: BY LAND NOW OR FORMERLY OF THE ESTATE OF G. HALSTEAD BISHOP, 320 FEET, MORE OR LESS.

VL: 921 PG: 191
INST: 00000312

THIRD PIECE:

BEGINNING AT A POINT ON CLARK ROAD, 290.19 FEET NORTHWEST OF A CONNECTICUT HIGHWAY DEPARTMENT MONUMENT AT THE NORTHWEST CORNER OF THE INTERSECTION OF LITCHFIELD TURNPIKE AND SAID CLARK ROAD, AND THENCE RUNNING

NORtheasterly: along the land of the grantor, 320 feet, more or less, to the northeasterly corner of the grantor's land; thence

southeasterly: in a straight continuation of the grantor's northeasterly boundary with the land now or formerly of G. HALSTED BISHOP at that point, 65 feet, more or less, to the center of an old stone wall; thence

southwesterly: along the center line of said stone wall, 310 feet, more or less, to Clark Road; thence

northwesterly: along Clark Road, 8 feet, more or less, to the point of beginning.

FOURTH PIECE:

south: by the northerly boundary of other property of the grantor, 239.81 feet;

west: by land now or formerly of G. HALSTED BISHOP, 154.30 feet;

north: by land now or formerly of G. HALSTED BISHOP, 191.48 feet;

east: by land now or formerly of G. HALSTED BISHOP, 219.20 feet.

EXCEPTED FROM THOSE PARCELS DESCRIBED ABOVE IS A TEN FOOT BY TEN FOOT PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED IN A DEED FROM CHRISTINE HUNTER DONALDSON TO JAMES WAYNE COOPER, DATED NOVEMBER 22, 1967 AND RECORDED IN VOLUME #7 AT PAGE 127 OF THE WOODBRIDGE LAND RECORDS.

RECEIVED FOR RECORD
Apr 16 2024 03:35:30P
STEPHANIE CIARLEGLO
TOWN CLERK
WOODBRIDGE, CT