

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 re-conveyed 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.



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

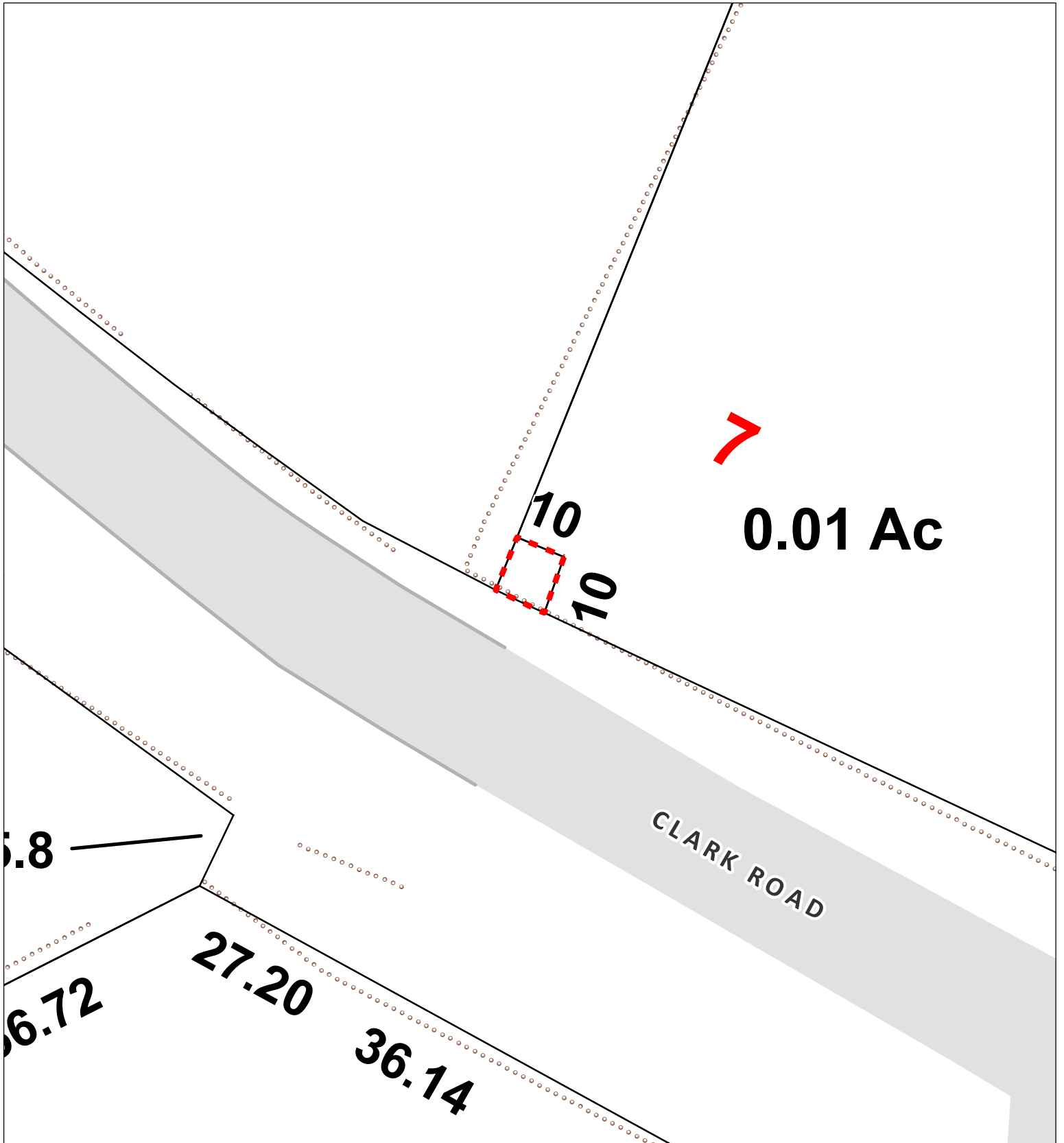
Location:		7 CLARK RD		Map Id:		1901 370 7		Zone:		A		Date Printed:		6/23/2025							
				Neighborhood:		2				Last Update:		6/20/2025									
Owner Of Record						Volume/Page		Date		Sales Type			Valid		Sale Price						
TOWN OF WOODBRIDGE						0376/0315		2/6/2022		Quit Claim			No		0						
11 MEETINGHOUSE LN, WOODBRIDGE, CT 06525										Exempt											
Prior Owner History																					
HUTCHINSON CHRISTINE HUNTER						0138/0341							No		0						
Permit Number		Date		Permit Description																	
Supplemental Data																Appraised Value					
Census/Tract		1602				VisionPID		100038				Total Land Value				100					
Dev Map ID		SEE DEED				Street Description						Total Building Value				0					
GIS ID						TOPO						Total Outbldg Value				0					
Route												Total Market Value				100					
District																					
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)								490 Appraised Totals													
2025		2024		2023		2022		2021		Type		Acres		Value		Type		Acres		Value	
Land		70		70		140		140		140											
Building		0		0		0		0		0											
Outbuilding		0		0		0		0		0											
Total		70		70		140		140		140						Totals		0.00		0	
Application Date:										Expiration Date:											
Comments																					

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
		Type	Year
		Condition	Area/Qty

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.

United States, CT, South Central
Connecticut, Woodbridge



Appendix C

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

Now Be, Know 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 M. 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

M. 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 northwesterly line above;
East by other land of said Grantor, 230 feet, more or less, by a straight
line parallel with the westerly 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.

To have and to hold the above granted and bargained premises, with the appurtenances thereof 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 enrolling 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 hereto set my hand and seal this 19th day of January, A.D. 1953.

Signed, sealed and delivered
in presence of


Talbot A. Smith



 (SEAL)



State of Connecticut,
New Haven County,

ss.

New Haven,

January 19, 1953.

Personally appeared Marjorie L. Scholz,

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

Received for Record January 23, 1953
at 3.30 p.m. P.M. and recorded by
R.H.W. Street, Ass't. Town Clerk

Notary Public

MORTGAGE

Loan No. 95026-24

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

Know Ye, That We, E. Talbot Donaldson and Christine E. 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 _____ Dollars (\$14,000.00) 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 confirm unto the said Phoenix Mutual Life Insurance Company, its successors and assigns, a certain piece 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;

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 land of Marjorie L. Scholz, 80 feet, more or less, by a straight line parallel with the Northwestern line above;

East by land of Marjorie L. Scholz, 230 feet, more or less, by a straight line parallel with the Westerly line above.

WARRANT

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

Know Ye, That I, Marjorie L. Scholz, widow of Gustav A. Scholz, do, whom I was married after April 20, 1922, 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 M. 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 M. 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 M. Donaldson, 710 feet, more or less, by a bent line;

North by land now or formerly of the Estate of G. Halsted Bishop, 202.5 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.H.A., Trustee under the will of G. Halsted Bishop, by deed dated April 4, 1929 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 same;

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 1927, which taxes said grantees hereby assume and agree to pay as part of the consideration for this deed.

Do have and to hold the above granted and bargained premises, with the appurtenances thereof unto the said Grantees, and unto the survivor of them, and unto such ^{survivor's} heirs and assigns forever, to them and their proper use and behoof. And also, I, the said grantor, do— for — my self, my heirs, executors and administrators, covenant with the said grantees, and the survivor of them, heirs and assigns, that at and until the revoking 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 hereby sell and — my — heirs forever to warrant and defend the above granted and bargained premises to 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 17th day of May A.D. 1950.

Signed, sealed and delivered
in presence of

S. Berenice Baldwin

S. Berenice Baldwin

J. Gordon Colby, Jr.



Marjorie L. Scholz

(SEAL)

State of Connecticut,
New Haven County.

VOLUME 63 PAGE 360
New Haven.

May 17, 1958.

Personally appeared Marjorie L. Scholz,

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

Received for Record May 28, 1958
at 11 A.M. and recorded by
E. H. M. Street, Ass't. Town Clerk

Ira Gordon Colby, Jr. Notary Public.

QUIT CLAIM

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

Know Ye, That I, Harry Drzen, of the Town of Woodbridge, County of
New Haven, State of Connecticut, Trustee,

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

do remise, release and forever Quit Claim unto the said James S. Angier and
Anita E. Angier, and unto the survivor of them, and unto such survivor's

heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as I,
the said Trustee, as such Trustee, 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 rear 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 Richard D. Wallack and
Bertram Wallack, being a portion of the west bound
of lot #7 on a map entitled Harry Drzen, Woodbridge,
Conn., scale 1 inch equals 20 feet, as 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 Water Company, 50 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 Releasees, and unto the survivor of them, and unto such survivor's
heirs and assigns forever,
so that neither I, as the Trustee, nor my successors and heirs, nor any other
person under us or them shall hereafter have any claim, right or title in or to the
premises, or any part thereof; but therefore I as Trustee and they are by these
presentes forever barred and excluded.

In Witness Whereof : have hereunto set my hand and seal
this 14th day of March, A.D. 1958.

Signed, sealed and delivered
in presence of

Joseph E. DeMarco

Harry Drzen (SEAL)
Trustee as aforesaid

QUIT CLAIM

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

Know Ye, That I, E. TALLER DONALDSON, of the Town of Woodbridge, County of New Haven and State of Connecticut

for ~~the purpose of~~ diverse good causes and considerations, but less than \$100.00

received to my full satisfaction of CHRISTINE N. DONALDSON, of the Town of Woodbridge, County of New Haven and State of Connecticut

do render, release, and forever QUIT-CLAIM unto the said CHRISTINE N. DONALDSON, her

heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as I the said Releasee have or might have in or to 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 bounded

First Piece: Southwest: by Clark Road, 200 feet;
West: by land now or formerly of the Estate of G. Halstead Bishop, 235.9 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 of said Grantor, 80 feet, more or less, by a straight line parallel with the northwesterly line above;
East: by other land of said Grantor, 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, 292.5 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.

Do Make and to Hold the premises, with all the appurtenances, unto the said Releasee her heirs and assigns forever, as the said Releasee the Releasee 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 themselves and they are by these presents forever barred and excluded.

In Witness Whereof, I have hereunto set my hand and seal this 13th day of February A.D. 19 67

Signed, Sealed and Delivered in presence of

Robert N. Schmalz
Robert N. Schmalz

E. Taller Donaldson (L.S.)
E. Taller Donaldson (L.S.)

STATE OF CONNECTICUT, } Town of New Haven February 23rd 1967
COUNTY OF NEW HAVEN }
Personally appeared E. TALBOT DONALDSON

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

Received for Record MAR 1 1967
at 11:05 a. m. and recorded by Robert N. Schmalz Notary Public
for New Haven County
Ass't. Town Clerk

CERTIFICATE OF ATTACHMENT

State of Connecticut }
County of New Haven } in Town of Woodbridge
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. Scarsione
Consul General of the Superior Court for New Haven County to me
Issued and delivered, returnable to the Clerk of the Superior Court at the 21st
for the City and Town of New Haven
day of March, 1967

In favor of OLYMPIC POOLS, INC.

and against ROBERT HILL

and to which was Nine Hundred (\$900.00) Dollars damages and costs of suit are claimed, made an attachment of all the right, title and interest of said ROBERT HILL.

Defendant
in and to all certain tracts or parcels of land, with all the buildings thereon, lying in said Town of Woodbridge and bounded as follows, to wit:

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, known as lot #11 on a Map of Cedar Acres, revised Jan. 13, 1953, on file in 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 C. Russell, in part, and in part by land now or formerly of Lyman M. Trask and Bertha C. Trask,
in all, 440 feet;
Southeast by lot #10-A on said map, 50 feet;
South by lot #10-A on said map, 262 feet, more or less.

Received for Record MAR 1 1967
at 11:05 a. m. and recorded by Robert A. Perry Notary Public
for New Haven County
Ass't. Town Clerk

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 Grantee 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 hereto affixed this 22nd day of November, 1967.

THE FIRST NEW HAVEN NATIONAL BANK
Trustee u/v/o G. Halsted Bishop

BY

Paul C. Benson

Signed, sealed and delivered
in the presence of:

Lucille Thomas
Lucille Thomas

James W. Cooper
James W. Cooper
STATE OF CONNECTICUT

COUNTY OF NEW HAVEN } ss.: 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, before me.

Received for Record Nov. 27, 1967 at
9h 40m A.M. and recorded by *Mabel W. Mayes*
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:

Know Ye, That 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 Releasee 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 Have and to Hold the premises, with all the appurtenances, unto the said Releasee his heirs and assigns forever, so that neither I the Releasee 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 22nd day of November 1967.

Signed, Sealed and Delivered in presence of

PAUL C. BROWN
Lucille Thomas

Christine Hunter Donaldson (S.)
Christine Hunter Donaldson (L.S.)

STATE OF CONNECTICUT
COUNTY OF New Haven

VOL 87 PAGE 128

November 22, 1967

On this the 22 day of November, 1967, before me,
the undersigned officer, personally appeared
Christine Hunter Donaldson

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.

In witness whereof I hereunto set my hand.

Received for Record Nov. 27, 1967 at
9h 42m A.M. and recorded by
Nahel R. Meyer
Ass't. Town Clerk

Lucille Thomas
Notary Public

State of Connecticut
Notary Public

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,
bargain, 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
vol. 87 Page 128

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. 50 Conveyance Tax (Section 1)

Malcolm 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'Bymachow, 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.

Trustee aforesaid, except as above written.

IN WITNESS WHEREOF On this 9 day of July, 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:

THE FIRST NEW HAVEN NATIONAL BANK
Trustee as aforesaid

By Paul W. Schaefer
KS Vice President

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

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

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, before me, Received for Record

ly 9, 1971 at 4h 15m
d recorded by
Mabel K. Haynes
688't. Town Clerk

William B. Aschmunt
Notary Public.

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 remise, 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 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 12 day of September, 1986.

Signed, sealed and delivered
in the presence of:

Adonia M. Douthett
Adonia M. Douthett

Heidi E. Glatzel
Heidi E. Glatzel

James Wayne Cooper L.S.
James Wayne Cooper

STATE OF CONNECTICUT } ss.: 12 September, 1986
COUNTY OF NEW HAVEN }

On this the 12 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:

June E. Larson
JOWN CLERK

Veronica M. Fallon
Notary Public

My Commission Expires:

My Commission Expires March 31, 1989



WL 144 PAGE 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 N. Hutchison

Christine H. Hutchison

State of Connecticut
County of New Haven

ss: Woodbridge

Subscribed and sworn before me this date.

Polly P. Schief
Notary Public

My Commission Expires March 31, 1988

RECEIVED FOR RECORD

JUL 13 1987 at 3:15 P.M.

and RECORDED BY *Polly P. Schief*
TOWN CLERK



W02446335

STATUTORY QUITCLAIM DEED

I, CHRISTINE M. HUTCHISON of the Town of Woodbridge, County of New Haven and State of Connecticut, hereinafter referred to as **RELEASEE** 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 M. Hutchison Revocable Inter Vivos Trust dated December 27, 1995, hereinafter referred to as **RELEASEE** 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
CHI SUK KIM
CHI SUK KIM

Christine M. Hutchison
Christine M. Hutchison

STATE OF CONNECTICUT
COUNTY OF NEW HAVEN

ss. NEW HAVEN, January 19, 1996

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

Gene R. Jordan
Commissioner of Superior Court
Notary Public
My Commission Expires: 12/31/2000

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

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 M. 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'Byrne, 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 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. Halstead Bishop shall include G. Halsted Bishop and vice versa.

RECEIVED FOR RECORD Feb 7, 1996
AT 2:30 PM AND RECORDED BY:
Stephanie Condit TOWN CLERK
172

VL0240PS229

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 M. Hutchison Revocable Inter Vivos Trust dated December 27, 1995, does hereby grant, bargain, sell and confirm unto GRASIELLA de SOLODOW and JOSEPH E. SOLODOW, 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.

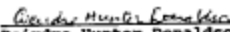
TO HAVE AND TO HOLD, the above granted and bargained premises with the appurtenances thereof unto them, the said Grantees, and their heirs and assigns forever, to them and their own proper use and behoof. And the said Trustee does hereby covenant with the said Grantees and their heirs and assigns, that 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 whomsoever 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,
Trustee


Deirdre Hunter Donaldson,
Trustee

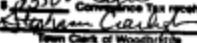
STATE OF CONNECTICUT)
COUNTY OF NEW HAVEN) ss. New Haven April 27, 1996

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

1350.00 State
Conveyance Tax received

Town Clerk of Woodbridge

2420
Conveyance Tax received

Town Clerk of Woodbridge

VL024895230

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

VL0248PG231

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 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, 1982 at 10:00 AM
and RECORDED BY
TOWN CLERK

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:

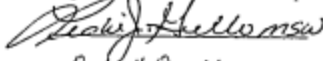
SOUTHWESTERLY	by Clark Road, 10 feet;
SOUTHEASTERLY	by land now or formerly of the Estate of J. Halsted Bishop, 10 feet;
NORTHEASTERLY	by land now or formerly of Christine Hunter Hutchison, 10 feet
NORTHWESTERLY	by land now or formerly of Christine Hunter Hutchison, 10 feet

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 4th day of ~~November~~ December, 2001.

Signed, sealed and delivered in the presence of


Denise H. Davidson


Christine Hunter Hutchison

10 Conveyance Tax required

Stephen Charles
Notary Clerk of Woodbridge

VL 0376PG316

STATE OF *CT*)
COUNTY OF *New Haven*)

ss:

December
November *4*, 2001

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.

Samuel L. Natale

Notary Public

My commission expires:

Affix Seal

My Commission Expires December 30, 2002



000314

RECEIVED FOR RECORD

2002 JUL -6 AM 11:12
Stephanie Crail
WOODBRIDGE TOWNSHIP CLERK

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).

\$4591.61 State
Conveyance Tax Received

Stephanie Chiarleghis
Town Clerk of Woodbridge

\$530.54 TOWN
Conveyance Tax Received

Stephanie Chiarleghis
Town Clerk of Woodbridge

VL: 921 PG: 189
INST: 00000312

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 11th day of April, 2024.

Keith Danello
Keith Danello
Bruce R. Peabody

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

STATE OF CONNECTICUT

)
) ss. New Haven
)

COUNTY OF NEW HAVEN

On this 11th 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 87 AT PAGE 127 OF THE WOODBRIDGE LAND RECORDS.

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