

Local Tax \$0.00
State Tax \$0.00

Susan M. Pawluk, Town Clerk

*Susan M. Pawluk*Record and Return to:Town of Stratford
2725 Main Street
Stratford, CT 0606615

QUIT CLAIM DEED

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

KNOW YE, THAT IT, THE STATE OF CONNECTICUT ("Grantor"), acting herein by Erick Russell, its Treasurer, duly authorized, pursuant to Section 4 of Public Act 18-154, for good and valuable consideration received to its full satisfaction, does by these presents, for itself and its successors and assigns, justly and absolutely grant, remise, release and forever QUIT CLAIM unto the TOWN OF STRATFORD, a Connecticut municipality ("Grantee"), its successors and assigns forever, all such right and title as it, the said Grantor, has or ought to have in or to that certain piece or parcel of land, with all of the improvements thereon and all appurtenances thereto, as set forth in Schedule A attached hereto and made a part hereof (the "Property").

Grantee shall use the Property for municipal and affordable housing purposes. The Property shall revert to the State of Connecticut in the event (a) the Grantee does not use the Property for municipal and affordable housing purposes; (b) Grantee does not retain ownership of the entire Property; or (c) Grantee leases all or any portion of the Property, other than a lease to a nonprofit organization or public housing authority for affordable housing purposes or any agreement for short-term use of the parcel for recreational purposes by the public.

TO HAVE AND TO HOLD, the Property unto it, the Grantee, its successors and assigns, to the only use and behoof of it, its successors and assigns forever, so that neither it the Grantor, nor any person or persons in its name and behalf, shall or will hereafter claim or demand any right or title to the Property or any part thereof, but they and any one of them shall by these present be excluded and forever barred.

IN WITNESS WHEREOF, the said Grantor, acting herein by its said Treasurer, duly authorized, has hereunto set its hand this 21st day of NOVEMBER, 2024.

Signed in the presence of:

GRANTOR:

STATE OF CONNECTICUT


Name KEVIN ALVAREZ

By: 
Erick Russell
Its Treasurer
Duly Authorized


Name JESSICA WEAVER

STATE OF CONNECTICUT)

)

ss. Hartford

NOVEMBER 21, 2024

COUNTY OF HARTFORD)

Before me, the undersigned officer, personally appeared, Erick Russell, Treasurer, of the State of Connecticut, known to me to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained as his free act and deed.


Commissioner of the Superior Court/
~~Notary Public~~

APPROVED:

STATE PROPERTIES REVIEW BOARD

By: Thomas C. Joseph
Bruce R. Josephy
Chairman

Date signed: 9-4-2025

APPROVED:

WILLIAM TONG
ATTORNEY GENERAL

By: Jeffrey Zeman
Jeffrey Zeman
Assistant Attorney General

Date signed: 9/8/25

SCHEDULE A

PROPERTY DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Stratford, County of Fairfield, and State of Connecticut, known as Lot 4 in Block 11 on Town Assessor's Map 30-16, being shown as "Proposed Lot to be Conveyed to the Town of Stratford 752,724 S.F. ± 17.280 Acres ±" and being more particularly bounded and described as follows on a map titled "Proposed Lot Split of Parcel MBL: 30/16 11/4 Land of State of Connecticut #300 Armory Road Stratford, Connecticut", Scale: 1"= 40', Date: 2024-11-22, Sheets 1 of 2 and 2 of 2, certified substantially correct by Martin Surveying Associates, LLC, which map is on file in the office of the Town Clerk of Stratford:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE GRANTOR, AT THE DIVISION LINE OF OTHER LAND OF THE GRANTOR AND LAND NOW OR FORMERLY OF TOWN OF STRATFORD, SAID POINT BEING MARKED BY A CHD MONUMENT;

THENCE RUNNING ALONG SAID LAND OF TOWN OF STRATFORD N 67°48'01" E A DISTANCE OF 178.84 FEET TO A POINT IN THE DIVISION LINE OF NOW OR FORMERLY OF MATTHEW DITORO ET. AL;

THENCE RUNNING ALONG SAID LAND OF MATTHEW DITORO ET. AL. AND LAND NOW OR FORMERLY OF STANISLAW JAKOWCZYK ET AL EACH IN PART S 29°52'39" E A DISTANCE OF 59.88 FEET TO A CHD MONUMENT;

THENCE RUNNING THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG SAID LAND OF STANISLAW JAKOWCZYK AND KELLY McCARTHY EACH IN PART:

S 19°03'49" E A DISTANCE OF 103.69 FEET,

S 25°26'39" E A DISTANCE OF 45.36 FEET,

S 36°26'29" E A DISTANCE OF 54.12 FEET,

S 25°55'19" E A DISTANCE OF 53.64 FEET,

S 59°43'59" E A DISTANCE OF 55.70 FEET,

S 40°47'59" E A DISTANCE OF 52.67 FEET TO A POINT;

THENCE RUNNING THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID LAND OF KELLY McCARTHY, THE SOUTHERLY TERMINUS OF JOHNSON LANE, AND LAND NOW OR FORMERLY OF DAMIAN KLEIN ET AL. EACH IN PART:

S 86°42'09" E A DISTANCE OF 41.11 FEET,

N 75°33'01" E A DISTANCE OF 87.04 FEET TO A CHD MONUMENT LOCATED AT THE DIVISION LINE OF SAID LAND OF DAMIAN KLEIN AND LAND NOW OR FORMERLY OF JAMES MIHALEY;

THENCE RUNNING THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID LAND OF JAMES MIHALEY, THE WESTERLY TERMINUS OF OVERLAND DRIVE, AND LAND

NOW OR FORMERLY OF JOLANTA PIWOWARCZYK EACH IN PART THE FOLLOWING TWO (2) COURSES AND DISTANCES:

S 03°24'54" E A DISTANCE OF 158.74 FEET,

S 04°01'16" W A DISTANCE OF 83.33 FEET TO A CHD MONUMENT;

THENCE RUNNING THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID LAND OF JOLANTA PIWOWARCZYK, LAND NOW OR FORMERLY OF BRIAN GARROW ET AL, THE WESTERLY TERMINUS OF WALKER DRIVE EACH IN PART THE FOLLOWING TWO (2) COURSES AND DISTANCES:

S 01°19'44" E A DISTANCE OF 142.79 FEET,

S 03°42'16" W A DISTANCE OF 75.42 FEET TO A CHD MONUMENT LOCATED AT THE TERMINUS OF THE SOUTHERLY STREET LINE OF WALKER DRIVE;

THENCE RUNNING ALONG LAND NOW OR FORMERLY OF CARLO ANAMASI ET AL. AND LAND NOW OR FORMERLY OF JOSEPHINE MIRAFIORE EACH IN PART S 06°16'36" W A DISTANCE OF 302.12 FEET TO A POINT LOCATED AT THE TERMINUS OF THE EASTERLY STREET LINE OF JOHNSON LANE;

THENCE RUNNING THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG THE NORTHERLY TERMINUS OF JOHNSON LANE, LAND NOW OR FORMERLY OF MICHAEL FIORELLO, LAND NOW OR FORMERLY OF JAMES BAZYK, AND OTHER LANDS NOW OR FORMERLY OF TOWN OF STRATFORD EACH IN PART THE FOLLOWING SIX (6) COURSES AND DISTANCES:

S 81°58'05" W A DISTANCE OF 74.62 FEET,

S 81°58'02" W A DISTANCE OF 174.79 FEET,

S 81°58'03" W A DISTANCE OF 72.35 FEET,

S 77°29'52" W A DISTANCE OF 149.46 FEET,

S 77°28'42" W A DISTANCE OF 150.17 FEET,

S 77°27'43" W A DISTANCE OF 40.82 FEET TO AN IRON PIPE LOCATED IN THE DIVISION OF LAND NOW OR FORMERLY OF ROGER STILIHA;

THENCE RUNNING ALONG SAID LAND OF ROGER STILIHA N 04°34'08" E A DISTANCE OF 133.97 FEET TO A POINT;

THENCE RUNNING AND CONTINUING ALONG SAID LAND OF ROGER STILIHA, LAND NOW OR FORMERLY OF CHRISTINA OCHENDORF, AND THE EASTERLY TERMINUS OF DOGWOOD DRIVE EACH IN PART ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 246.47 FEET, A RADIUS OF 5579.65 FEET, WITH A CHORD BEARING OF N 15°05'33" W, WITH A CHORD LENGTH OF 246.45 FEET, TO A POINT;

THENCE RUNNING AN CONTINUING ALONG SAID EASTERLY TERMINUS OF DOGWOOD DRIVE, LAND NOW OR FORMERLY OF JESSEE HOLROYD, LAND NOW OR FORMERLY OF ROSALYN SMITH, AND LAND NOW OR FORMERLY OF INGRID HANSEN-GREER EACH IN PART N 16°21'29" W A DISTANCE OF 387.14 FEET TO A CHD MONUMENT;

THENCE RUNNING ALONG THE NORTHERLY LINE OF SAID LAND OF INGRID HANSEN-GREER S 71°01'31" W A DISTANCE OF 124.13 FEET TO A POINT AT THE DIVISION LINE OF LAND NOW OR FORMERLY OF PHILLIP JAIMAN ET.AL.;

THENCE RUNNING ALONG LAND OF SAID PHILLIP JAIMAN ET. AL., THE EASTERLY TERMINOUS OF SUNRISE TERRACE AND LAND NOW OR FORMERLY OF BENJAMIN RIOS ET. AL. EACH IN PART N 16°21'29" W A DISTANCE OF 246.08 FEET TO A POINT AT THE DIVISION LINE OF LAND NOW OR FORMERLY OF SAINT JOHN BAPTIST GREEK CATHOLIC CEMETERY ASSOCIATES;

THENCE RUNNING THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID LAND OF ST. JOHN BAPTIST GREEK CATHOLIC CEMETERY ASSOCIATES:

N 51°18'31" E A DISTANCE OF 27.51 FEET,

N 67°50'53" E A DISTANCE OF 99.17 FEET,

N 68°39'12" E A DISTANCE OF 100.26 FEET TO A CHD MONUMENT AT THE DIVISION LINE OF SAID OTHER LAND OF THE GRANTOR;

THENCE RUNNING ALONG SAID OTHER LAND OF THE GRANTOR N 70°10'58" E A DISTANCE OF 331.91 FEET TO THE POINT OR PLACE OF BEGINNING;

EXCEPTING THEREFROM A PORTION OF LAND TO BE RETAINED BY THE GRANTOR BEING SHOWN ON SUCH MAP AS "PROPOSED LOT TO BE RETAINED BY THE STATE OF CONNECTICUT 48,741 S.F. ± 1.12 ACRES ±" AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHERLY LINE OF THE GRANTOR, SAID POINT BEING THE POINT OF BEGINNING PREVIOUSLY DESCRIBED.

THENCE RUNNING THROUGH THE LAND OF THE GRANTOR S 23° 18' 51" W 93.99 FEET TO THE TRUE POINT OR PLACE OF BEGINNING.

THENCE RUNNING THROUGH THE LAND OF THE GRANTOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

N 70°57'05" E A DISTANCE OF 212.30 FEET,

S 19°02'55" E A DISTANCE OF 229.59 FEET,

S 70°57'05" W A DISTANCE OF 212.30 FEET,

N 19°02'55" W A DISTANCE OF 229.59 FEET TO THE POINT OR PLACE OF BEGINNING.

The above parcel is being conveyed reserving and subject to those rights and obligations set forth in a "Blanket Reciprocal Parking, Utility and Maintenance Easement and Agreement" by and between the Grantor and Grantee herein, being recorded on or about the date hereof on the Town of Stratford Land Records.

RECEIVED FOR RECORD AT STRATFORD, CT
9/17/2025 10:28:51 AM

Alexander M. Fawcett

Stratford Town Clerk

QUIT CLAIM DEED

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