

## REAL ESTATE APPRAISAL

Prepared For:

BOB JARVIS, PURCELL ASSOC.  
90 NATIONAL DRIVE, GLASTONBURY, CT 06033

Property Appraised:

131 WADSWORTH STREET  
MIDDLETOWN, CT 06457

Prepared By:

EVAN NOGLOW  
REAL ESTATE APPRAISER RCG 454  
P.O. BOX 677, MIDDLETOWN, CT 06457



## UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. YADSRT131

|                                                  |  |                       |  |            |  |                                                                                                                                                                                     |  |
|--------------------------------------------------|--|-----------------------|--|------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| ESTIMATED SITE VALUE                             |  | -\$                   |  | 30,000     |  | Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and, for HUD, VA and FmHA, the estimated remaining economic life of the property): |  |
| ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS: |  | 857 Sq Ft@\$          |  | 80.00 = \$ |  | 68,560                                                                                                                                                                              |  |
| Dwelling                                         |  | Sq Ft@\$              |  | =          |  |                                                                                                                                                                                     |  |
| Garage/Carport                                   |  | Sq Ft@\$              |  | =          |  |                                                                                                                                                                                     |  |
| Total Estimated Cost New                         |  | Physical              |  | Functional |  | External                                                                                                                                                                            |  |
| Less                                             |  | 30000                 |  | 10000      |  | = \$ 40,000                                                                                                                                                                         |  |
| Depreciation                                     |  | Value of Improvements |  |            |  | = \$ 28,560                                                                                                                                                                         |  |
| Depreciated Value of Site Improvements           |  |                       |  |            |  | = \$ 5,000                                                                                                                                                                          |  |
| "As-Is" Value of Site Improvements               |  |                       |  |            |  | = \$ 63,560                                                                                                                                                                         |  |

## INDICATED VALUE BY COST APPROACH

| ITEM                                   | SUBJECT                        | COMPARABLE NO. 1              | COMPARABLE NO. 2              | COMPARABLE NO. 3 |
|----------------------------------------|--------------------------------|-------------------------------|-------------------------------|------------------|
| 131 WADSWORTH STREET<br>MIDDLETOWN, CT | 8 OAK STREET<br>MIDDLETOWN, CT | 11 BURR AVE<br>MIDDLETOWN, CT | 82 BURR AVE<br>MIDDLETOWN, CT |                  |
| Proximity to Subject                   | N/A                            | .50 MILE                      | .75 MILES                     | .75 MILES        |
| Sales Price                            | \$                             | \$ 72,000                     | \$ 74,500                     | \$ 54,000        |
| Price/Gross Liv. Area                  | \$                             | \$ 57.23                      | \$ 57.93                      | \$ 38.35         |
| Data and/or                            | EXT. INSP.                     | EXT. INSPECTION               | EXT. INSPECTION               | EXT. INSPECTION  |
| Verification Sources                   | TOWN HALL                      | TOWN HALL/MLS.                | TOWN HALL/MLS.                | TOWN HALL/MLS.   |

| VALUE ADJUSTMENTS              | DESCRIPTION       | *(-)\$ Adjustment | DESCRIPTION       | *(-)\$ Adjustment | DESCRIPTION       | *(-)\$ Adjustment |
|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Sales or Financing             |                   | 0                 | NONE NOTED        | 0                 | NONE NOTED        | 0                 |
| Concessions                    |                   | 0                 |                   | 0                 |                   | 0                 |
| Date of Sale/Time              | 4/25/02           | +720              | 6/7/02            | 0                 | 2/11/02           | +1080             |
| Location                       | AVERAGE           | 0                 | FAIR              | +5000             | FAIR              | +5000             |
| Leasehold/Fee Simple           | FEE               | 0                 | FEE               | 0                 | FEE               | 0                 |
| Site                           | .34 AC/AVE.       | +7500             | .06 AC/AVE        | +5000             | .10 AC/AVE.       | +5000             |
| View                           | AVERAGE           | 0                 | AVERAGE           | 0                 | AVERAGE           | 0                 |
| Design and Appeal              | OLDSTYL/AVE       | 0                 | OLDSTYL/AVE       | 0                 | OLDSTYL/AVE       | 0                 |
| Quality of Construction        | AVERAGE           | 0                 | AVERAGE           | 0                 | AVERAGE           | 0                 |
| Age                            | 82 YRS.           | 0                 | 66 YRS.           | 0                 | 102 YRS.          | 0                 |
| Condition                      | POOR              | -5000             | FAIR-POOR         | -5000             | POOR              | 0                 |
| Above Grade                    | Total Bdrms Baths | 0                 | Total Bdrms Baths | 0                 | Total Bdrms Baths | 0                 |
| Room Count                     | 5 2 1.0           | 0                 | 6 3 1             | 0                 | 6 3 1             | 0                 |
| Gross Living Area              | 857 Sq Ft         | -10025            | 1286 Sq Ft        | -10725            | 1408 Sq Ft        | 0                 |
| Basement & Finished            | FULL/UNFIN        | 0                 | FULL/UNFIN        | 0                 | FULL/UNFIN        | 0                 |
| Rooms Below Grade              | NONE              | 0                 | NONE              | 0                 | NONE              | 0                 |
| Functional Utility             | AVERAGE           | 0                 | AVERAGE           | 0                 | AVERAGE           | 0                 |
| Heating/Cooling                | OHV/NONE          | 0                 | OHV/NONE          | 0                 | OHV/NONE          | 0                 |
| Energy Efficient Items         | NONE              | 0                 | NONE NOTED        | 0                 | NONE NOTED        | 0                 |
| Garage/Carport                 | 2-CAR DET         | 0                 | 1-CAR DET         | 0                 | NONE              | 0                 |
| Porch, Patio, Deck, Enc. Porch | ENC. PORCH        | 0                 | CVR PORCH         | 0                 | OPORCH            | 0                 |
| Fireplace(s), etc.             | NONE              | 0                 | NONE              | 0                 | NONE              | 0                 |
| Fence, Pool, etc.              | NONE              | 0                 | NONE              | 0                 | NONE              | 0                 |
| Net Adj. (total)               |                   | 6,805             |                   | 5,725             |                   | 11,080            |
| Adjusted Sales Price           |                   |                   |                   |                   |                   |                   |
| of Comparable                  |                   | \$ 65,195         |                   | \$ 68,775         |                   | \$ 65,080         |

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): ALL SALES COMPS. WERE WITHIN SIX MONTHS OF THE EFFECTIVE DATE OF THIS APPRAISAL AND ARE OF GOOD QUALITY AND COMPARABILITY. ADJUSTMENTS TO ABOVE GRADE G.I.A. WERE MADE AT \$25.00 PER SQUARE FOOT. ADJUSTMENTS FOR TIME OF SALE WERE MADE AT ONE HALF OF ONE PERCENT PER MONTH. ADJUSTMENTS FOR FINISHED BASEMENT AREA AT \$10.00.

| ITEM                                                                                                                                                                                       | SUBJECT | COMPARABLE NO. 1 | COMPARABLE NO. 2 | COMPARABLE NO. 3 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------|------------------|------------------|
| Date, Price and Data                                                                                                                                                                       | NONE    | NONE             | NONE             | NONE             |
| Source for prior sales                                                                                                                                                                     |         |                  |                  |                  |
| Within year of appraisal                                                                                                                                                                   |         |                  |                  |                  |
| Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: |         |                  |                  |                  |
| N/A                                                                                                                                                                                        |         |                  |                  |                  |

## INDICATED VALUE BY SALES COMPARISON APPROACH

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier = \$ 65,000

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, inspections, or conditions listed below ☐ subject to completion per plans and specifications.

Conditions of Appraisal: SEE ATTACHED STATEMENT OF LIMITING CONDITIONS AND LIMITATIONS.

Final Reconciliation: THE SALES COMPARISON APPROACH IS THE BEST INDICATOR OF MARKET VALUE. THE COST APPROACH SUPPORTS THE SALES COMPARISON APPROACH. THE INCOME APPROACH WAS NOT DEVELOPED DUE TO A LACK OF MARKET INFORMATION.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised 6/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF JUNE 10, 2002 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 65,000

APPRaiser: SUPERVISORY APPRAISER (ONLY IF REQUIRED):

|                                  |                       |                              |                                  |
|----------------------------------|-----------------------|------------------------------|----------------------------------|
| Signature                        | Signature             | <input type="checkbox"/> Did | <input type="checkbox"/> Did Not |
| Name EVAN NOGLOW                 | Name                  | Inspect Property             |                                  |
| Date Report Signed JUNE 10, 2002 | Date Report Signed    |                              |                                  |
| State Certification # 000454     | State Certification # |                              |                                  |
| Or State License #               | Or State License #    |                              |                                  |

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustments should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

### STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. The separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:**

131 WADSWORTH STREET, MIDDLETOWN, CT

**APPRAISER:**

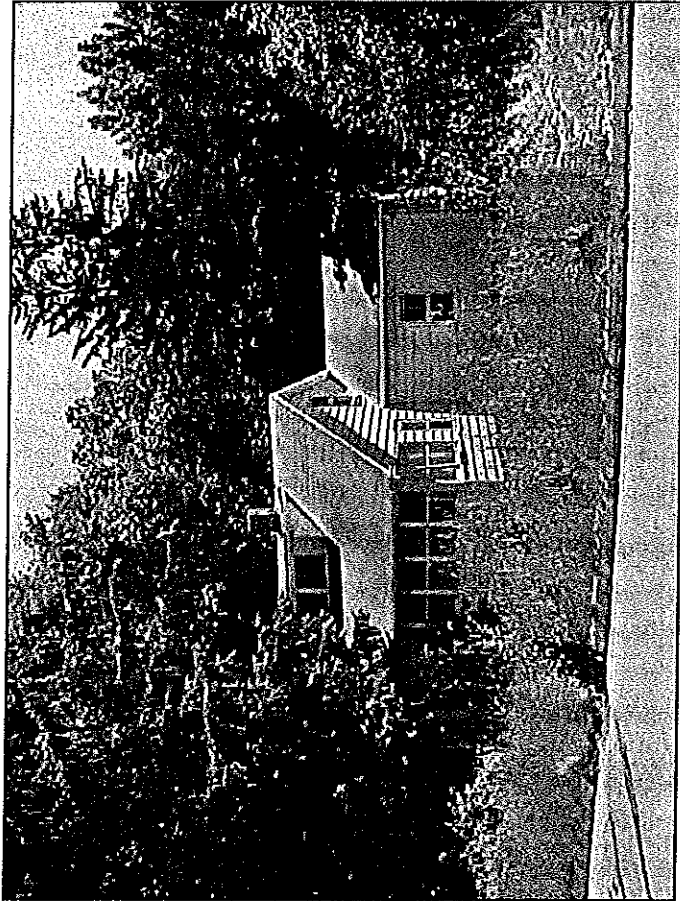
**SUPERVISORY APPRAISER (only if required):**

Signature:  Signature: \_\_\_\_\_  
Name: EVAN NOGLOW Name: \_\_\_\_\_  
Date Signed: JUNE 20, 2002 Date Signed: \_\_\_\_\_  
State Certification #: PCG 454 State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_ or State License #: \_\_\_\_\_  
State: CT State: \_\_\_\_\_  
Expiration Date of Certification or License: 4/30/03 Expiration Date of Certification or License: \_\_\_\_\_

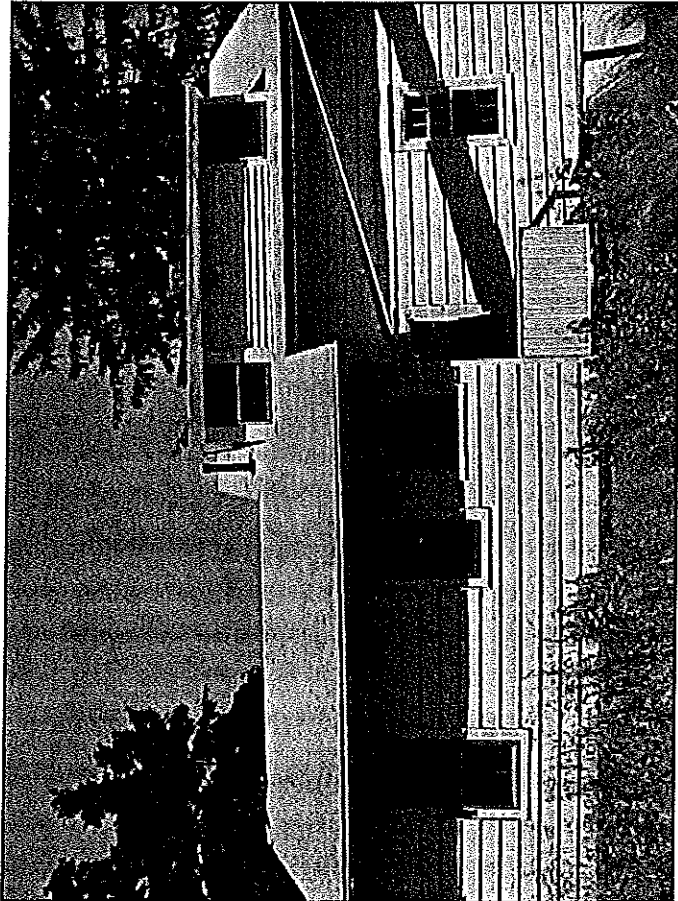
☐ Did ☐ Did Not Inspect Property

# Photograph Addendum

|                  |                            |                     |                                          |
|------------------|----------------------------|---------------------|------------------------------------------|
| Borrower         | N/A                        |                     |                                          |
| Property Address | 131 WADSWORTH STREET       |                     |                                          |
| City             | MIDDLETOWN                 | County              | MIDDLESEX                                |
| State            | CT                         | Zip Code            | 06457                                    |
| Lender/Client    | BOB JARVIS, PURCELL ASSOC. | Lender's Address    | 90 NATIONAL DRIVE, GLASTONBURY, CT 06033 |
| Appraiser        | EVAN NOGLOW                | Appraiser's Address | P.O. BOX 677, MIDDLETOWN, CT 06457       |



Subject Front



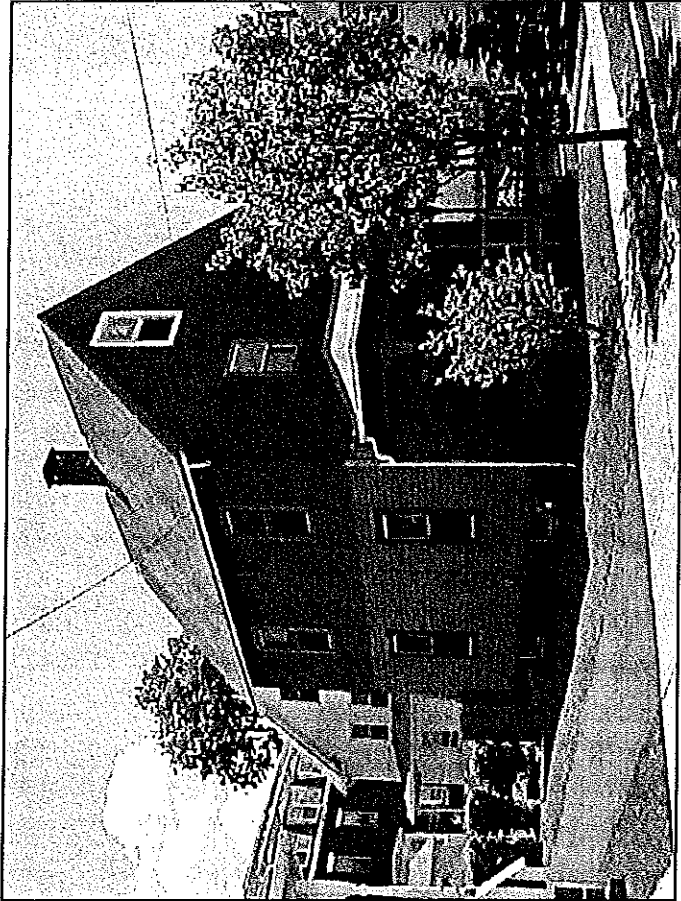
Subject Rear



Subject Street

# Photograph Addendum

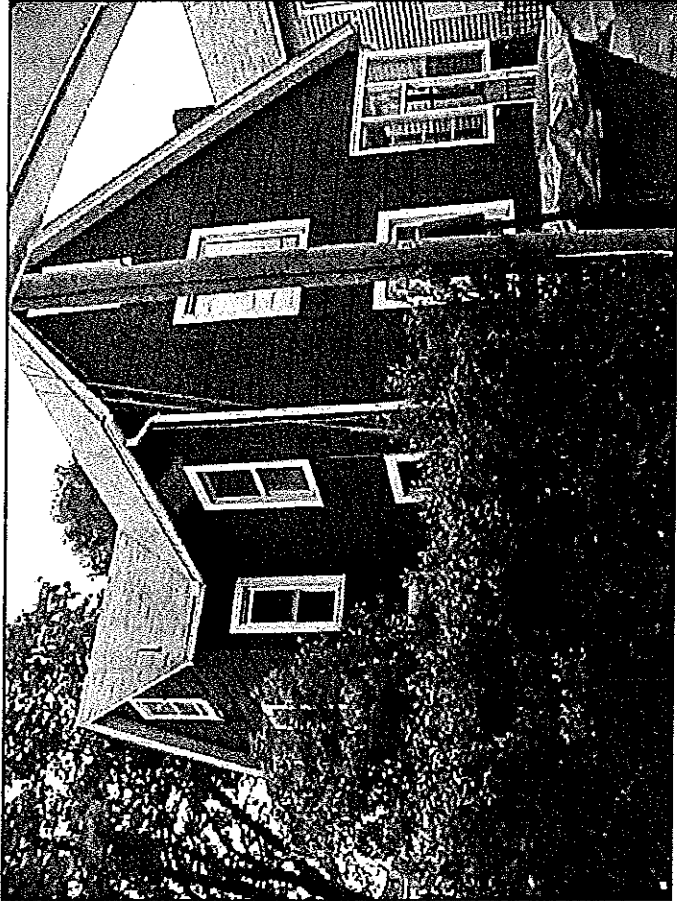
|                                          |  |                                                           |  |
|------------------------------------------|--|-----------------------------------------------------------|--|
| Borrower N/A                             |  |                                                           |  |
| Property Address 131 WADSWORTH STREET    |  |                                                           |  |
| City MIDDLETOWN                          |  |                                                           |  |
| State CT                                 |  |                                                           |  |
|                                          |  | County MIDDLESEX                                          |  |
|                                          |  | Zip Code 06457                                            |  |
| Lender/Client BOB JARVIS, PURCELL ASSOC. |  | Lender's Address 90 NATIONAL DRIVE, GLASTONBURY, CT 06033 |  |
| Appraiser EVAN NOGLOW                    |  | Appraiser's Address P.O. BOX 677, MIDDLETOWN, CT 06457    |  |



## Comparable 1

8 OAK STREET  
MIDDLETOWN, CT

Sale Price \$ 72,000  
Date of Sale 4/25/02  
Age 83 YRS.  
Total Rooms 6  
Bedrooms 3  
Baths 1.0  
GLA 1258



## Comparable 2

11 BURR AVE  
MIDDLETOWN, CT

Sale Price \$ 74,500  
Date of Sale 6/7/02  
Age 66 YRS.  
Total Rooms 6  
Bedrooms 3  
Baths 1  
GLA 1286



## Comparable 3

82 BURR AVE  
MIDDLETOWN, CT

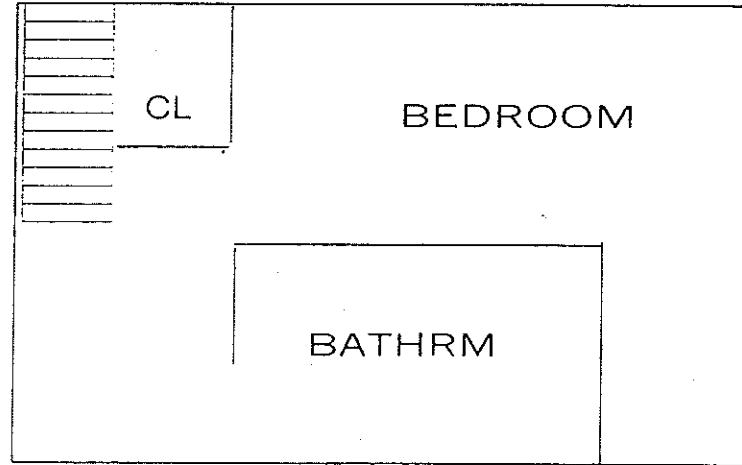
Sale Price \$ 54,000  
Date of Sale 2/11/02  
Age 102 YRS.  
Total Rooms 6  
Bedrooms 3  
Baths 1  
GLA 1408

SKETCH ADDENDUM

|                  |                                                                      |
|------------------|----------------------------------------------------------------------|
| Borrower         | N/A                                                                  |
| Property Address | 131 WADSWORTH STREET                                                 |
| City             | MIDDLETOWN                                                           |
| State            | CT                                                                   |
| Lender/Client    | BOB JARVIS, FURCELL ASSOC., 90 NATIONAL DRIVE, GLASTONBURY, CT 06033 |
| County           | MIDDLESEX                                                            |
| Zip Code         | 06457                                                                |

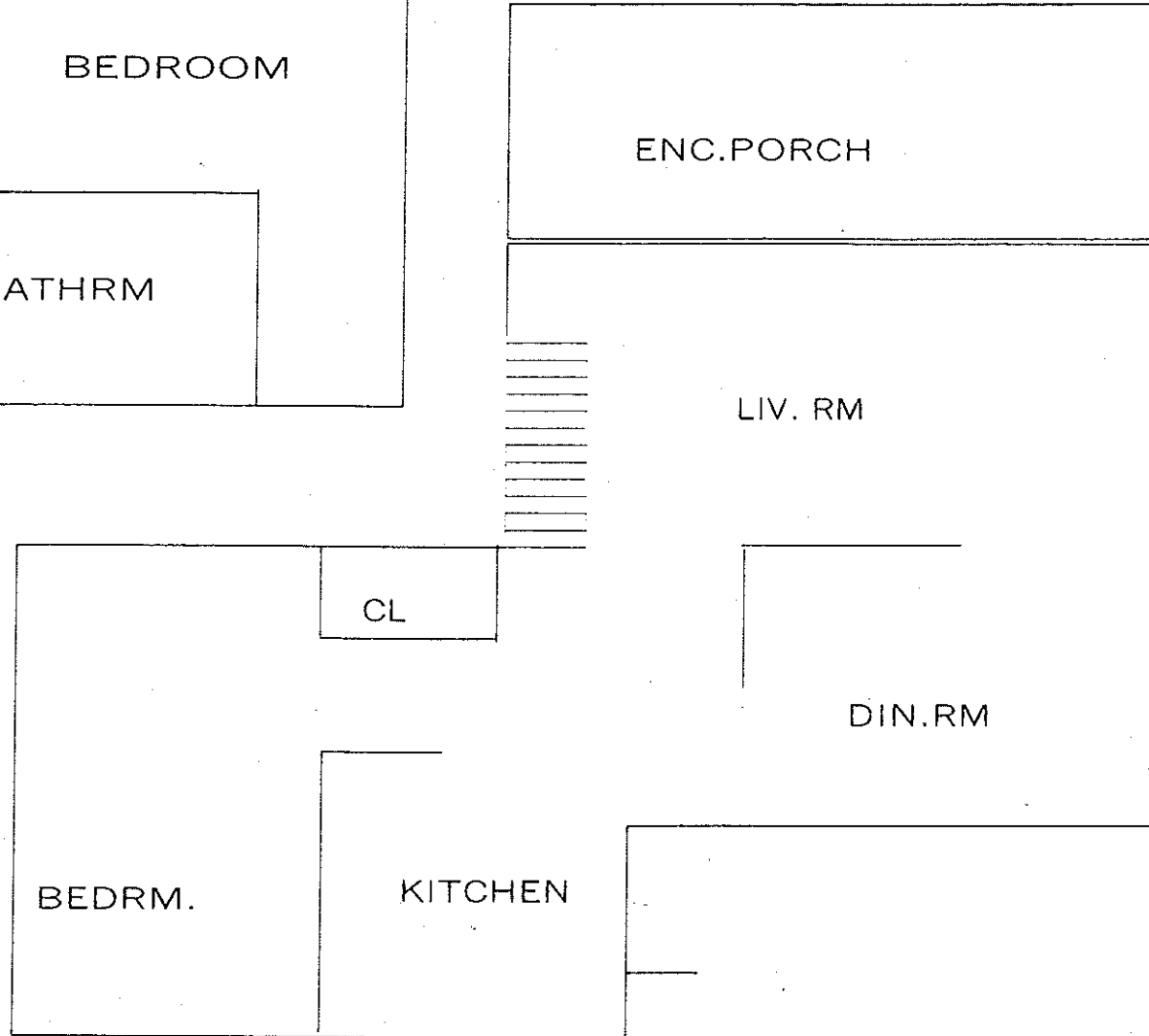
ROOM LAYOUT

SECOND FLOOR



ROOM LAYOUT  
131 WADSWORTH ST  
MIDDLETOWN, CT

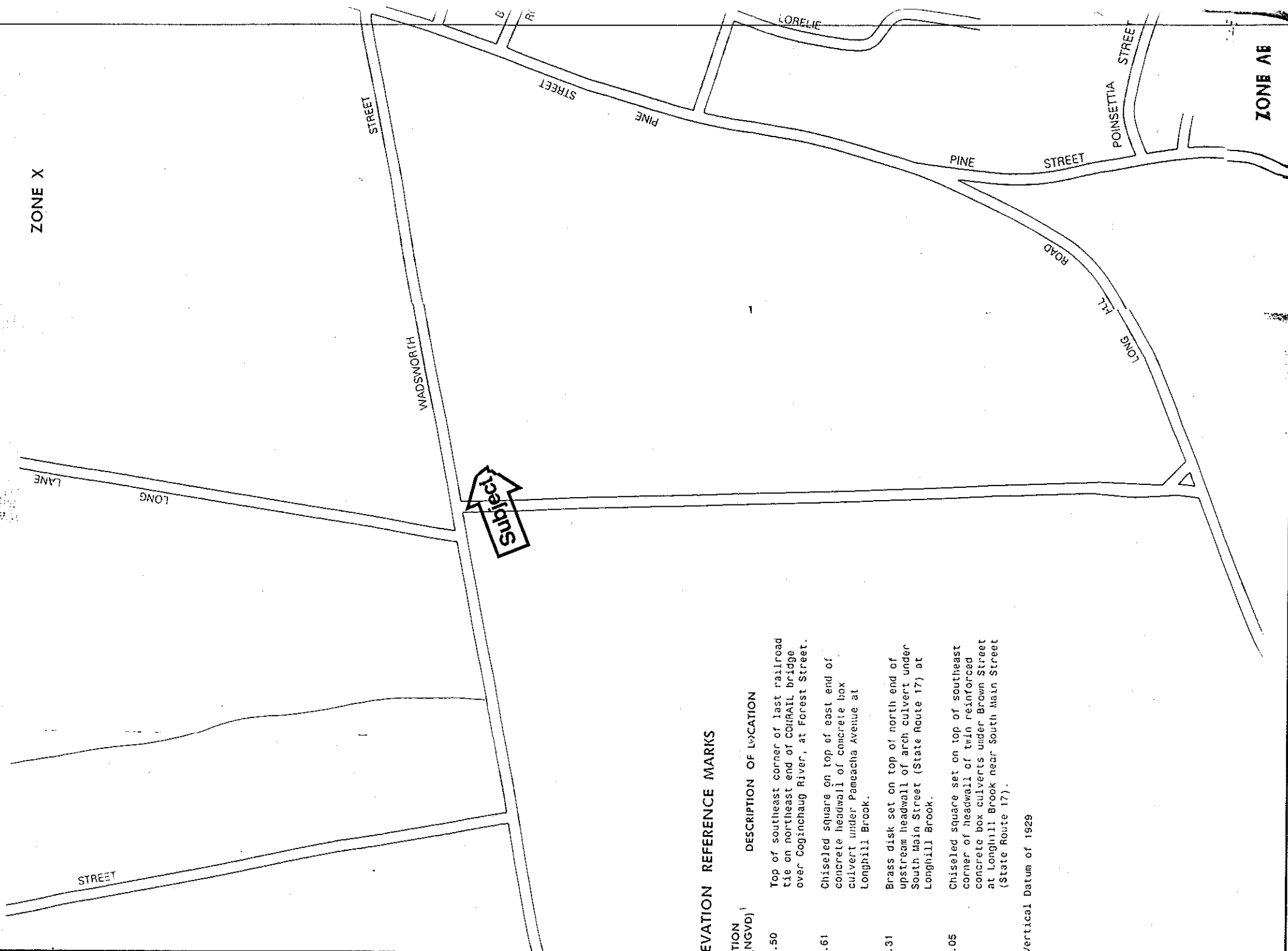
FIRST FLOOR



SKETCH ADDENDUM

Borrower N/A  
Property Address 131 WADSWORTH STREET  
City MIDDLETOWN  
State CT  
Lender/Client BOB JARVIS, PURCELL ASSOC., 90 NATIONAL DRIVE, GLASTONBURY, CT 06033

FLOOD MAP



ELEVATION REFERENCE MARKS

| ELEVATION<br>FT. (NGVD) | DESCRIPTION OF LOCATION                                                                                                                                                           |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 74.50                   | Top of southeast corner of last railroad tie on northeast end of COHAIL bridge over Coginchaug River, at Forest Street.                                                           |
| 84.61                   | Chiseled square on top of east end of concrete headwall of concrete box culvert under Pameacha Avenue at Longhill Brook.                                                          |
| 94.31                   | Brass disk set on top of north end of upstream headwall of arch culvert under South Main Street (State Route 17) at Longhill Brook.                                               |
| 183.05                  | Chiseled square set on top of southeast corner of headwall of twin reinforced concrete box culverts under Brown Street at Longhill Brook near South Main Street (State Route 17). |

Static Vertical Datum of 1929

Borrower N/A  
Property Address 131 WADSWORTH STREET  
City MIDDLETOWN  
State CT  
Lender/Client BOB JARVIS, PURCELL ASSOC., 90 NATIONAL DRIVE, GLASTONBURY, CT 06033  
Zip Code 06457  
County MIDDLESEX

SITE SKETCH



SKETCH ADDENDUM

Borrower N/A

Property Address 131 WADSWORTH STREET

City MIDDLETOWN

County MIDDLESEX

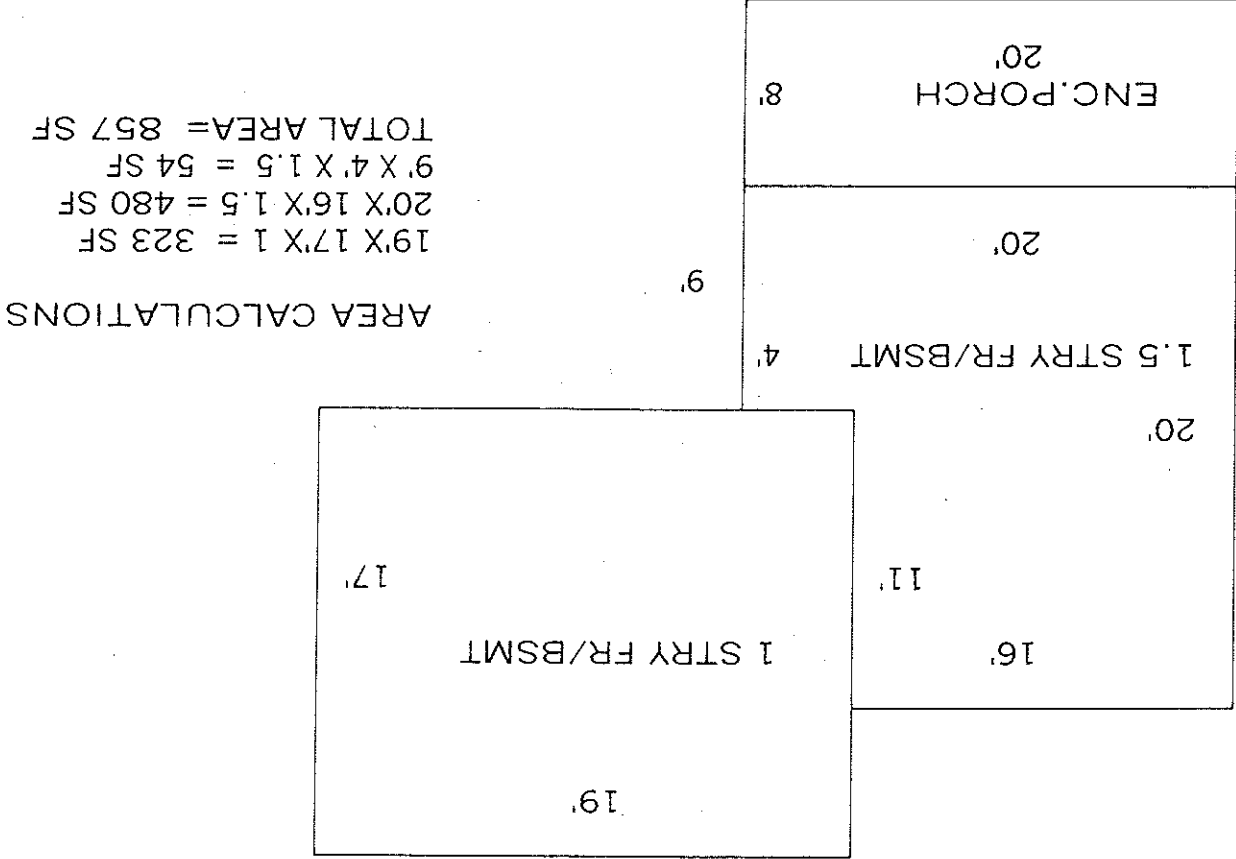
State CT

Zip Code 06457

Lender/Client BOB JARVIS, PURCELL ASSOC., 90 NATIONAL DRIVE, GLASTONBURY, CT 06033

BUILDING SKETCH

BUILDING SKETCH  
131 WADSWORTH STREET  
MIDDLETOWN, CT



# SKETCH ADDENDUM

Borrower N/A  
 Property Address 131 WADSWORTH STREET  
 City MIDDLETOWN  
 State CT  
 Lender/Client BOB JARVIS, PURCELL ASSOC., 90 NATIONAL DRIVE, GLASTONBURY, CT 06033  
 County MIDDLESEX  
 Zip Code 06457

## LEGAL DESCRIPTION

THIS INSTRUMENT WAS RECORDED AT THE CLERK'S OFFICE OF THE TOWN OF MIDDLETOWN, CONNECTICUT, ON APRIL 20, 1993, AT 10:00 A.M.

Page 2 of 2 Warrant Deed

BOOK 348 PAGE 583

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

Know Ye, That MARGARET B. HUNDERLACH, of the Town of Middletown, County of

Middlesex and State of Connecticut

for the consideration of One or more Dollars -----  
 received to my full satisfaction of the STATE OF CONNECTICUT FOR THE USE AND  
 BENEFIT OF LONG LAKE SCHOOL AS A PORTION OF THE DONATION FUND

do give, grant, bargain, sell and confirm unto the said STATE OF CONNECTICUT FOR THE  
 USE AND BENEFIT OF LONG LAKE SCHOOL AS A PORTION OF THE DONATION FUND a certain piece  
 or parcel of land, together with all buildings and improvements thereon, situated on  
 the southerly side of Wadsworth Street in the Town of Middletown, County of Middlesex  
 and State of Connecticut, shown and designated as Lots Nos. 1 and 2 on a map entitled,  
 "MAP OF AID B. HOWARD PROPERTY MIDDLESEX ROAD MIDDLETOWN, CT. NOV. 1923 SCALE  
 1 IN = 20 FT. LOUIS F. QUIRK CIVIL ENGINEER MIDDLETOWN, CONN.", which map is on file  
 in the Middletown Town Clerk's Office as Map No. 299, to which map reference is hereby  
 made and may be had for a more particular description and location of said premises  
 bounded and described as follows, to wit:

NORTHEASTLY: by the southerly side of Wadsworth Street 110 feet;  
 EASTERLY: by land now or formerly of Horbert L. Dow 266 feet;  
 SOUTHERLY: by land now or formerly of Horbert L. Dow 110 feet;  
 WESTERLY: by Lot No. 3 as shown on said map 261.2 feet, more or less.

Being the same premises conveyed to Margaret B. Hunderlach by the following  
 instruments:

- A. Warranty Deed from Amy B. Howard, dated April 20, 1993, and recorded in the  
 Middletown Land Records, Volume 101, Page 659.
- B. Warranty Deed from Amy B. Howard, dated April 8, 1990, and recorded in the  
 Middletown Land Records, Volume 101, Page 245.

**To Have and to Hold** the above granted and bargained premises, with the  
 appurtenances thereof, unto it --- the said grantee, its successors  
 assigns forever, to its --- and their own proper use and behoof. And also, I ---  
 the said grantor, do for myself, my --- heirs, executors, and administrators,  
 the said grantee, its successors --- well seized of the premises, as a good  
 covenant with these presents, I --- well seized of the premises, as a good  
 indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same  
 in manner and form as is above written; and that the same is free from all incumbrances  
 whatsoever, except as hereinbefore mentioned

**And Furthermore**, I --- the said grantor, do by these presents bind  
 my self and my --- heirs forever to **WARRANT AND DEFEND** the  
 above granted and bargained premises to it the said grantee, its successors, heirs  
 and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

**In Witness Whereof**, I --- have hereunto set my hand and seal  
 this 20 day of August in the year of our Lord nineteen hundred and  
 sixty-six.

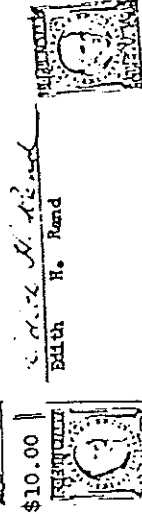
Signed, Sealed and Delivered in presence of



*Margaret B. Hunderlach*  
 Margaret B. Hunderlach

*Margaret B. Hunderlach*  
 Margaret B. Hunderlach

*Edith H. Rand*  
 Edith H. Rand



MAJWSK11131

SKETCH ADDENDUM

Borrower N/A  
Property Address 131 WADSWORTH STREET  
City MIDDLETOWN  
State CT  
Lender/Client BOB JARVIS, PURCELL ASSOC., 90 NATIONAL DRIVE, GLASTONBURY, CT 06033  
County MIDDLESEX  
Zip Code 06457

LOCATION MAP

