

QUIT CLAIM DEED/SURVIVORSHIP

QUIT-CLAIM DEED

ARTHUR P. TOURNAS, of Trumbull, Connecticut, for ONE DOLLAR AND OTHER VALUABLE CONSIDERATION, grants to his children, JASON TOURNAS, of Fairfield, Ct., and STACY TOURNAS, of Trumbull, Ct., and their heirs, successors and assigns forever, IN SURVIVORSHIP, with QUIT CLAIM COVENANTS:

ALL THAT CERTAIN piece, parcel or tract of land, with the buildings and improvements located thereon standing situated in the Town of Trumbull, County of Fairfield, and State of Connecticut, and being bounded and described in Schedule A attached hereto and made part hereof. Said premises are more commonly known 186 Schiller Rd., Fairfield, Ct.

006570

THIS IS A QUIT CLAIM DEED WHICH IS BEING DONE TO CONVEY THE ABOVE REAL ESTATE FROM A FATHER TO HIS CHILDREN FOR WHICH THERE IS NO CONSIDERATION OTHER THAN LOVE AND AFFECTION.

SUBJECT TO THE FOLLOWING:

- 1) Any and all provisions of any laws, ordinances, governmental regulations including municipal regulations, public or private laws, and buildings and zoning regulations affecting the subject premises;
- 2) Any assessments or pending assessment for which a lien or liens have not yet been filed;
- 3) Real Estate Taxes due to the Town of Fairfield on the Grand List of October 1, 2012, paid in full. The Buyers specifically assume the real estate taxes due to the Town of Fairfield for the Grand List of 2013, as well as such taxes for all subsequent years, as part consideration for this deed,
- 4) Water and Sewer Use charges due to the Town of Fairfield, if any, which are current as of this date. The buyers specifically assume the payment of such sewer charges for all subsequent payments as part consideration for this deed;
- 5) Riparian or littoral rights of others in and to any streams, brooks or waterways passing in, through or under the subject premises;
- 6) Unrecorded public improvements or private association assessments and any unpaid installments thereof;
- 7) Such a state of facts as an accurate closed ground survey or physical inspection of the premises might reveal or disclose;

"No Conveyance Tax collected



Town Clerk of Fairfield"

8) Connecticut Light and Power Co. Right of Way as shown on Map No. 2548.

Witnessed by:

Charles C. Hallas
Charles C. Hallas

Arthur P. Tournas (LS)
ARTHUR P. TOURNAS

Lois Hallas (LS)
Lois Hallas

STATE OF CONNECTICUT)

) SS: Trumbull, Ct. Dated: Sept. 6, 2014

COUNTY OF FAIRFIELD)

The foregoing instrument was acknowledged before me this 6th day of September, 2014, by ARTHUR P. TOURNAS

Charles C. Hallas

Charles C. Hallas, Esq.
Commissioner of Superior Court

SCHEDULE A

All that certain piece or parcel of land, situated in the Town of Fairfield, County of Fairfield and State of Connecticut, and known as Lot No. 20 on a certain map entitled, "Knoll Acres Subdivision, Map D", dated March 17, 1956, made by Milton J. Goodman, Engineer and Surveyor and on file in the Fairfield Town Clerk's Office as Map No. 2548, to which map reference is hereby made. said premises being bounded and described as follows:

NORTHERLY: by land now or formerly of Crawford, et al, 120.74 feet;

EASTERLY: by Lot No. 19 on said map, 287.41 feet;

SOUTHERLY: by Schiller Road, 93.34 feet;

WESTERLY: by land now or formerly of Gunnar Adolphson, 278.49.

Known as 186 Schiller Road.

RECEIVED FOR RECORD

SEP 15 2014 AT 4:25 P M

ATTEST: *Charlotte Perone*
TOWN CLERK