



Chicago Title Insurance Company

10 COLUMBUS BLVD, 6TH FLR, HARTFORD, CT 06106
(860)249-1661 FAX: (860)246-9484

ORDER NUMBER: 2641-01973
ESCROW NUMBER:

INVOICE AS OF: 08/25/06
ORIGINAL INVOICE: 08/25/06

Neal Bobruff
49 Whitehall Avenue
Mystic, Connecticut 06355

BUYER: COEN, MARK
PROPERTY: 83 Inchcliffe Drive
Ledyard, Connecticut

YOUR REFERENCE: Coen - 83 Inchcliffe Dr, ledyard

CUSTOMER # 6259159 -000

POLICIES APPLIED FOR:

CODE	DESCRIPTION	AMOUNT
003	Title search	75.00
081	Copies	6.00
	BALANCE DUE:	\$81.00



Make checks payable to:
LEDYARD TAX COLLECTOR
 741 Colonel Ledyard Hwy
 Ledyard, CT 06339
 Phone: 860-464-3232 or 464-3233

REAL ESTATE TAX BILL
 GRAND LIST OF OCTOBER 1, 2005

DESCRIPTION 83 INCHCLIFFE DR					LIST NUMBER 64278 R 2005		
BK	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	MILL RATE	1st PAYMENT DUE	2nd PAYMENT DUE	TOTAL TAX DUE
	1,750		1,750	24.980	7/1/2006	1/1/2007	
					43.71		43.71



BORSHER AARON S
 N/O COEN MARK C
 5 ALLYN LN
 GALES FERRY, CT 06335

INTEREST 0.00
 LIEN 0.00
 TOTAL 0.00

Payments Received: 43.71

Last Payment Date: 7/10/2006

DESCRIPTION 83 INCHCLIFFE DR					LIST NUMBER 64278 R 2005		
BK	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	MILL RATE	1st PAYMENT DUE	2nd PAYMENT DUE	TOTAL TAX DUE
	1,750		1,750	24.980	7/1/2006	1/1/2007	
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Last Payment Date: 7/10/2006

RETURN WITH FIRST PAYMENT

DESCRIPTION 83 INCHCLIFFE DR					LIST NUMBER 64278 R 2005		
BK	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	MILL RATE	1st PAYMENT DUE	2nd PAYMENT DUE	TOTAL TAX DUE
	1,750		1,750	24.980	7/1/2006	1/1/2007	
					43.71		43.71



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 GALES FERRY, CT 06335

INTEREST 0.00
 LIEN 0.00
 TOTAL 0.00

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Last Payment Date: 7/10/2006

Property Location: 83 INCHCLIFFE DR
 Vision ID: 4546
 Account #064278
 MAP ID: 106/1080/83/
 Bidg Name: 1 of 1 Card 1 of 1
 Sale Use: 1300
 Bidg #: 1 of 1 Sec #: 1 of 1
 Plat Date: 09/21/2006 10:20

CURRENT OWNER		TOPO	UTILITIES	SRT/ROAD	LOCATION	CURRENT ASSESSMENT			
3	Below Street	4	Rolling	1	2	Description	Code	Appraised Value	Assessed Value
COEN MARK C				Paved	Suburban	VAC RS LN	5-1	127,800	89,460
5 ALLYN LN									
GILES FERRY, CT 06335		SUPPLEMENTAL DATA		10m Forest		VISION		6072	
Additional Owners:		Other ID:	0106 00083	Sub-div	173	LEDYARD, CT			
		Dep/Lot		Forest					
		Survey#		Forest					
		Elderly		Forest					
		Census	07012	Forest					
		GIS ID:	4546	Forest					
		ASSOC PID#		Forest					

RECORD OF OWNERSHIP		SALE DATE	SALE PRICE	SALE PRICE P/C	PREVIOUS ASSESSMENTS HISTORY
Yr	Code	Yr	Code	Yr	Code
2005	00	2005	5-1	1,750,000	5-1
2004	00	2004	5-1	1,610,000	5-1
2003	00	2003	5-1	1,610,000	5-1
2002	00	2002	5-1	1,610,000	5-1
2001	00	2001	5-1	1,610,000	5-1
2000	00	2000	5-1	1,610,000	5-1
1999	00	1999	5-1	1,610,000	5-1
1998	00	1998	5-1	1,610,000	5-1
1997	00	1997	5-1	1,610,000	5-1
1996	00	1996	5-1	1,610,000	5-1
1995	00	1995	5-1	1,610,000	5-1
1994	00	1994	5-1	1,610,000	5-1
1993	00	1993	5-1	1,610,000	5-1
1992	00	1992	5-1	1,610,000	5-1
1991	00	1991	5-1	1,610,000	5-1
1990	00	1990	5-1	1,610,000	5-1
1989	00	1989	5-1	1,610,000	5-1
1988	00	1988	5-1	1,610,000	5-1
1987	00	1987	5-1	1,610,000	5-1
1986	00	1986	5-1	1,610,000	5-1
1985	00	1985	5-1	1,610,000	5-1
1984	00	1984	5-1	1,610,000	5-1
1983	00	1983	5-1	1,610,000	5-1
1982	00	1982	5-1	1,610,000	5-1
1981	00	1981	5-1	1,610,000	5-1
1980	00	1980	5-1	1,610,000	5-1
1979	00	1979	5-1	1,610,000	5-1
1978	00	1978	5-1	1,610,000	5-1
1977	00	1977	5-1	1,610,000	5-1
1976	00	1976	5-1	1,610,000	5-1
1975	00	1975	5-1	1,610,000	5-1
1974	00	1974	5-1	1,610,000	5-1
1973	00	1973	5-1	1,610,000	5-1
1972	00	1972	5-1	1,610,000	5-1
1971	00	1971	5-1	1,610,000	5-1
1970	00	1970	5-1	1,610,000	5-1
1969	00	1969	5-1	1,610,000	5-1
1968	00	1968	5-1	1,610,000	5-1
1967	00	1967	5-1	1,610,000	5-1
1966	00	1966	5-1	1,610,000	5-1
1965	00	1965	5-1	1,610,000	5-1
1964	00	1964	5-1	1,610,000	5-1
1963	00	1963	5-1	1,610,000	5-1
1962	00	1962	5-1	1,610,000	5-1
1961	00	1961	5-1	1,610,000	5-1
1960	00	1960	5-1	1,610,000	5-1
1959	00	1959	5-1	1,610,000	5-1
1958	00	1958	5-1	1,610,000	5-1
1957	00	1957	5-1	1,610,000	5-1
1956	00	1956	5-1	1,610,000	5-1
1955	00	1955	5-1	1,610,000	5-1
1954	00	1954	5-1	1,610,000	5-1
1953	00	1953	5-1	1,610,000	5-1
1952	00	1952	5-1	1,610,000	5-1
1951	00	1951	5-1	1,610,000	5-1
1950	00	1950	5-1	1,610,000	5-1
1949	00	1949	5-1	1,610,000	5-1
1948	00	1948	5-1	1,610,000	5-1
1947	00	1947	5-1	1,610,000	5-1
1946	00	1946	5-1	1,610,000	5-1
1945	00	1945	5-1	1,610,000	5-1
1944	00	1944	5-1	1,610,000	5-1
1943	00	1943	5-1	1,610,000	5-1
1942	00	1942	5-1	1,610,000	5-1
1941	00	1941	5-1	1,610,000	5-1
1940	00	1940	5-1	1,610,000	5-1
1939	00	1939	5-1	1,610,000	5-1
1938	00	1938	5-1	1,610,000	5-1
1937	00	1937	5-1	1,610,000	5-1
1936	00	1936	5-1	1,610,000	5-1
1935	00	1935	5-1	1,610,000	5-1
1934	00	1934	5-1	1,610,000	5-1
1933	00	1933	5-1	1,610,000	5-1
1932	00	1932	5-1	1,610,000	5-1
1931	00	1931	5-1	1,610,000	5-1
1930	00	1930	5-1	1,610,000	5-1
1929	00	1929	5-1	1,610,000	5-1
1928	00	1928	5-1	1,610,000	5-1
1927	00	1927	5-1	1,610,000	5-1
1926	00	1926	5-1	1,610,000	5-1
1925	00	1925	5-1	1,610,000	5-1
1924	00	1924	5-1	1,610,000	5-1
1923	00	1923	5-1	1,610,000	5-1
1922	00	1922	5-1	1,610,000	5-1
1921	00	1921	5-1	1,610,000	5-1
1920	00	1920	5-1	1,610,000	5-1
1919	00	1919	5-1	1,610,000	5-1
1918	00	1918	5-1	1,610,000	5-1
1917	00	1917	5-1	1,610,000	5-1
1916	00	1916	5-1	1,610,000	5-1
1915	00	1915	5-1	1,610,000	5-1
1914	00	1914	5-1	1,610,000	5-1
1913	00	1913	5-1	1,610,000	5-1
1912	00	1912	5-1	1,610,000	5-1
1911	00	1911	5-1	1,610,000	5-1
1910	00	1910	5-1	1,610,000	5-1
1909	00	1909	5-1	1,610,000	5-1
1908	00	1908	5-1	1,610,000	5-1
1907	00	1907	5-1	1,610,000	5-1
1906	00	1906	5-1	1,610,000	5-1
1905	00	1905	5-1	1,610,000	5-1
1904	00	1904	5-1	1,610,000	5-1
1903	00	1903	5-1	1,610,000	5-1
1902	00	1902	5-1	1,610,000	5-1
1901	00	1901	5-1	1,610,000	5-1
1900	00	1900	5-1	1,610,000	5-1
1899	00	1899	5-1	1,610,000	5-1
1898	00	1898	5-1	1,610,000	5-1
1897	00	1897	5-1	1,610,000	5-1
1896	00	1896	5-1	1,610,000	5-1
1895	00	1895	5-1	1,610,000	5-1
1894	00	1894	5-1	1,610,000	5-1
1893	00	1893	5-1	1,610,000	5-1
1892	00	1892	5-1	1,610,000	5-1
1891	00	1891	5-1	1,610,000	5-1
1890	00	1890	5-1	1,610,000	5-1
1889	00	1889	5-1	1,610,000	5-1
1888	00	1888	5-1	1,610,000	5-1
1887	00	1887	5-1	1,610,000	5-1
1886	00	1886	5-1	1,610,000	5-1
1885	00	1885	5-1	1,610,000	5-1
1884	00	1884	5-1	1,610,000	5-1
1883	00	1883	5-1	1,610,000	5-1
1882	00	1882	5-1	1,610,000	5-1
1881	00	1881	5-1	1,610,000	5-1
1880	00	1880	5-1	1,610,000	5-1
1879	00	1879	5-1	1,610,000	5-1
1878	00	1878	5-1	1,610,000	5-1
1877	00	1877	5-1	1,610,000	5-1
1876	00	1876	5-1	1,610,000	5-1
1875	00	1875	5-1	1,610,000	5-1
1874	00	1874	5-1	1,610,000	5-1
1873	00	1873	5-1	1,610,000	5-1
1872	00	1872	5-1	1,610,000	5-1
1871	00	1871	5-1	1,610,000	5-1
1870	00	1870	5-1	1,610,000	5-1
1869	00	1869	5-1	1,610,000	5-1
1868	00	1868	5-1	1,610,000	5-1
1867	00	1867	5-1	1,610,000	5-1
1866	00	1866	5-1	1,610,000	5-1
1865	00	1865	5-1	1,610,000	5-1
1864	00	1864	5-1	1,610,000	5-1
1863	00	1863	5-1	1,610,000	5-1
1862	00	1862	5-1	1,610,000	5-1
1861	00	1861	5-1	1,610,000	5-1
1860	00	1860	5-1	1,610,000	5-1
1859	00	1859	5-1	1,610,000	5-1
1858	00	1858	5-1	1,610,000	5-1
1857	00	1857	5-1	1,610,000	5-1
1856	00	1856	5-1	1,610,000	5-1
1855	00	1855	5-1	1,610,000	5-1
1854	00	1854	5-1	1,610,000	5-1
1853	00	1853	5-1	1,610,000	5-1
1852	00	1852	5-1	1,610,000	5-1
1851	00	1851	5-1	1,610,000	5-1
1850	00	1850	5-1	1,610,000	5-1
1849	00	1849	5-1	1,610,000	5-1
1848	00	1848	5-1	1,610,000	5-1
1847	00	1847	5-1	1,610,000	5-1
1846	00	1846	5-1	1,610,000	5-1
1845	00	1845	5-1	1,610,000	5-1
1844	00	1844	5-1	1,610,000	5-1
1843	00	1843	5-1	1,610,000	5-1
1842	00	1842	5-1	1,610,000	5-1
1841	00	1841	5-1	1,	

INSTR # 2006000440
VOL 00418 PG 0768
RECORDED 02/07/2006 12:20:34 PM
CALVIN K. BRODNER
TOWN CLERK LEDYARD CT
TOWN CONVEYANCE TAX 12.50
STATE CONVEYANCE TAX 25.00

Statutory Warranty Deed

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME GREETING:

KNOW YE, THAT, I, AARON S. BORSHER, having an address at 50 Stillman Ave, Pawcatuck, Connecticut 06379 for the consideration of One Dollar and other valuable consideration received to its full satisfaction of MARK C. COEN of the Gales Ferry, Connecticut, County of New London, and State of Connecticut does give, grant, bargain, sell and confirm unto the said MARK C. COEN, a certain parcel in the Town of Ledyard more particularly described in Schedule A attached.

The Grantee herein assumes and agrees to pay all taxes hereinafter coming due against these premises.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto him the said grantee, his heirs, successors and assigns forever, to his and their own proper use and behoof.

And also, the said grantor does for itself and its successors, administrators and assigns, covenant with the said grantee, his successors, heirs, administrators and assigns, that at and until the encasing of these presents it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, the said grantor does by these presents bind itself and its successors, administrators and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to him the said grantee, and his successors, heirs, administrators and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, Personally appeared, has hereunto set his and its hand and seal this 7th day of February, Two Thousand and Six.

Signed, Sealed and Delivered
in presence of

Bobby J. Peters
Bobby J. Peters (witness)

Elaine A. Henschel
Elaine A. Henschel (witness)

Aaron S. Borsher L.S.
by: AARON S. BORSHER

STATE OF CONNECTICUT, }
COUNTY OF NEW LONDON, }SS. Ledyard A.D. 2006, February 02/07/06

On this, the 7th day of February, 2006, before me, the undersigned officer, personally appeared, AARON S. BORSHER, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing 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.

Elaine A. Henschel
Commissioner of the Superior Court
Notary Public
ELAINE A. HENSCHEL
NOTARY PUBLIC
My Commission Expires 3-31-2008

Latest Address of Grantee
P. O. Box 582
Gales Ferry, Ct. 06335



Schedule A

A certain tract or parcel of land, designated as lot #8 on a map titled,

"Final Subdivision Plan, Torrey Park Development, Town of Ledyard, owner and Developer, Matthew A. Garvey, scale 1" = 80', April 1964. Layout by Michael J. Garvie L.S. 4172, sheet 1 of 2.

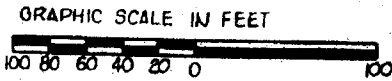
Beginning at a point on westerly side of Inchcliffe Drive, said point being the northeasterly corner of the property, thence running along the westerly side of Inchcliffe Drive South 30 degrees 54' West a distance of two hundred twenty-four and two tenths (224.2) feet, more or less, to a point, thence turning an angle and running South 35 degrees 47' West a distance of one hundred ten and three tenths (110.3) feet, more or less, to a point, thence running an angle and running South 56 degrees 32' West a distance of one hundred forty-two and six tenths (142.6) feet, more or less to a point on a right of way, said point being the southeasterly corner of the property, thence running along the northerly side of said right of way to a point thence turning and running along the center of the mill pond a distance of three hundred twenty (320) feet, more or less, to a point, thence turning an angle and running South 89 degrees 26' West a distance of one hundred eighty (180) feet, more or less, along property now or formerly of Wojcik to the point and place of beginning. Said boundaries enclose an area of 42,660 square feet, more or less.

FINAL SUBDIVISION PLAN
TORREY PARK DEVELOPMENT
TOWN OF LEDYARD

Owner and Developer
MATTHEW A. GARVEY

Scale 1" = 80' April 1964

Layout by Michael J. Garvie L.S. 4172
Sheet 1 of 2



LOTS 2-4 & 6 AND
LOTS 16 TO 26 INCLUSIVE

Approved by the Ledyard Planning & Zoning Commission

Joseph P. ... April 22, 1964
Chairman Date

Approved by the Board of Selectmen as to Road Layout

First Selectman Date

Water System by Individual Wells
Sanitary Systems shall conform to the provisions of
the Sanitary Code, Regulation 103, of the Connecticut
State Department of Health

⊕ Soil Percolation Test Hole

~~MAP # 173~~
MAP # 173

