

Block #0042  
Lot # A

Return to:

Phil Toohey, Esq.  
46 Main Street  
New Canaan, CT 06840

Rec # 2023035681



Lyda Ruijter, City & Town Clerk

**Bk: 13239 Pg: 288**

Instr : 2023011667  
09/22/2023 10:34:35 AM  
4 Pages  
WARRANTY  
Block: 392.12973.151  
State: 2887.5  
Local: 1347.5


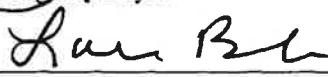
**WARRANTY DEED**  
(statutory form)

Stepan Goisan and Viktoriya Hordyeyeva, for the consideration of Three Hundred Eighty-Five Thousand Dollars (\$385,000.00), grants to Chris Morton and Michelle Tippens Morton, as joint tenants with rights of survivorship all that certain property situated in the Town of Stamford, County of Fairfield and State of Connecticut, more particularly described in Schedule A attached hereto and made a part hereof, with WARRANTY COVENANTS.



SIGNATURES ON FOLLOWING PAGE

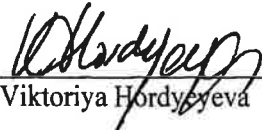
Signed this 11<sup>th</sup> day of September, 2023.

Witnesses:

  
\_\_\_\_\_  
Douglas I Bayer  
  
\_\_\_\_\_


  
\_\_\_\_\_  
Stepan Goisan

  
\_\_\_\_\_  
Douglas I Bayer  
  
\_\_\_\_\_

  
\_\_\_\_\_  
Viktoriya Hordyeyeva


STATE OF CONNECTICUT        }  
  } ss. Town of Wilton  
COUNTY OF FAIRFIELD        }

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of September, 2023, by Stepan Goisan.

  
\_\_\_\_\_  
Commissioner of the Superior Court  
Douglas I Bayer

STATE OF CONNECTICUT        }  
  } ss. Town of Wilton  
COUNTY OF FAIRFIELD        }

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of September, 2023, by Viktoriya Hordyeyeva.

  
\_\_\_\_\_  
Commissioner of the Superior Court  
Douglas I Bayer

## SCHEDULE A

ALL THAT certain tract, piece or parcel of land, together with the improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, shown and depicted as "Parcel 'A', 1.2328 Acres" on a certain survey entitled "Resubdivision of Property at Konandreas Drive, Stamford, Connecticut", prepared for Lukas Konandreas and Georgia Konandreas by Rocco V. D'Andrea, Inc., dated April 9, 2002 and recorded in the Stamford Town Clerk's Office as Map No. 13339.

TOGETHER WITH a one-twelfth (1/12) interest in and to those certain tracts, pieces or parcels of land shown and depicted as "Conservation Area, 2.7493 Acres" and "Konandreas Drive" on a certain survey entitled "Map Showing 'Konandreas Acres' Subdivision of Property in Stamford, Connecticut", prepared for Lukas Konandreas and Georgia K. Konandreas by Rocco V. D'Andrea, Inc., dated August 2, 2000 and recorded in the Stamford Town Clerk's Office as Map No. 13198.

### SUBJECT TO:

1. Present and future road maintenance charges.
2. Rights and easements of others over Konandreas Drive.
3. Planning Board Certificate dated December 21, 1977 and recorded December 21, 1977 in Volume 1703 at Page 216 of the Stamford Land Records.
4. Slope Easement referred to in a Deed from Margaret Lee Crofts to John Vikstrom and Maija Vikstrom dated December 21, 1977 and recorded January 10, 1978 in Volume 1707 at Page 147 of the Stamford Land Records.
5. Planning Board Certificate dated November 9, 1979 and recorded November 9, 1979 in Volume 1898 at Page 172 of the Stamford Land Records.
6. Planning Board Certificate dated October 6, 1988 and recorded October 6, 1988 in Volume 3331 at Page 163 of the Stamford Land Records.
7. Planning Board Certificated dated June 14, 1996 and recorded June 14, 1996 in Volume 4592 at Page 68 of the Stamford Land Records.
8. Planning Board Certificate dated May 8, 1997 and recorded May 9, 1997 in Volume 4757 at Page 69 of the Stamford Land Records.
9. Planning Board Certificate dated November 25, 1997 and recorded November 25, 1997 in Volume 4876 at Page 198 of the Stamford Land Records, as superceded by Planning Board Certificate dated October 10, 2000 and recorded October 10, 2000 in Volume 5604 at Page 129 of said Land Records.
10. Environmental Protection Board Permit dated July 25, 2000 and recorded September 8, 2000 in Volume 5587 at Page 9 of the Stamford Land Records.
11. Private Property Easement to the Southern New England Telephone Company dated September 28, 2000 and recorded November 30, 2000 in Volume 5642 at Page 156 of the Stamford Land Records.
12. Agreement Covenant dated July 18, 2001 and recorded July 24, 2001 in Volume 5865 at Page 178 of the Stamford Land Records.

13. Agreement Regarding Maintenance of Shoulder dated June 19, 2000 and recorded August 2, 2001 in Volume 5879 at Page 160 of the Stamford Land Records.
14. Planning Board Certificate dated February 28, 2002 and recorded February 28, 2002 in Volume 6138 at Page 9 of the Stamford Land Records.
15. The terms, conditions, and provisions of a certain Declaration of Konandreas Drive Homeowner's Association dated November 26, 2003 and recorded December 1, 2003 in Volume 7288 at Page 94; as amended by instrument dated and recorded May 9, 2017 in Volume 11729 at Page 92 of the Stamford Land Records.
16. Effect, if any, of a Conservation Easement dated June 19, 2000 and recorded March 17, 2004 in Volume 7428 at Page 56 of the Stamford Land Records.
17. Landscape Maintenance Agreement dated December 30, 2003 and recorded April 21, 2004 in Volume 7484 at Page 208 of the Stamford Land Records.
18. Notes, easements and setback lines as shown on Map Nos. 13198, 13238 and 13339 on file in the Stamford Town Clerk's Office.
19. Taxes to the City of Stamford hereafter due and payable.

**Commonly known as:    Lot A Konandreas Drive, Stamford, CT**