ProTitleUSA
Nationwide Title Due Diligence

E-mail: info@protitleusa.com
Phone: (888) 878-8081
Fax: (888) 476-4355

Order# 1130062

Reference No: N/A

Property and Ownership Information			
Name	TOWN OF RIDGEFIELD	Completed Date	08/06/2024
		Index Date	07/29/2024
Property Address	700-750 North Salem Rd, Ridgefield, CT 06877	Report Type	Commercial Search
APN# / Parcel # / PIN#	RIDG M:C08 B:0004	County	Fairfield
Title Defect Category	Informational - IFOTH: Other - See Alert Field.		
Alert Note:	Report does not include easement/rows due to excessive results under Town name.		

Vesting Information			
Grantee(s)/Deed Owner	TOWN OF RIDGEFIELD	Deed Date	10/17/1967
Grantor / Prior Owner	CHEMICAL BANK NEW YORK TRUST COMPANY and ERNEST BROOKS, JR., as Executors of the Will of Anne Shelton Richardson	Recorded Date	11/17/1967
Instrument#		Book#	129
Consideration ($)		Page#	515
Sale Price($)		Deed Type	Deed
Notes			

Open Mortgages Information
No open mortgages found.

Active Judgments and Liens
No active judgments or liens found.

Property Tax Status						
Tax Year	Jurisdiction	Installment	Property Tax Status	Date (Due | Paid)	Good Through	Amount($)
Parcel # RIDG M:C08 B:0004						
2023	Combined	Annual	Exempt	07/01/2024		0.00

Tax Status Disclaimer

Please note that ProTitleUSA has made every effort to ensure the accuracy of this tax information. With that said, ProTitleUSA will not assume responsibility for any inaccuracies in the tax reporting as collecting agencies continually modify and update their records. If at any time it appears that a tax amount has been adjusted, please contact us immediately so we can investigate and update our records accordingly. Exact charges and figures depend on many factors which can be detailed by local officials. The tax information contained within this report was the most accurate information available at the time the search was completed. This data will not appear on any title policy as this is solely for informational purposes.

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Recorders, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.

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Property Tax Assessment				
Parcel #	RIDG M:C08 B:0004	Annual Tax Amount	0.00	
Legal Description	77.559 AC MAP 3698			
Tax Year	Land Value($)	Improvements($)	Home Exemp($)	Total Assessed($)
2024				0.00

Additional Information
HOA Name:

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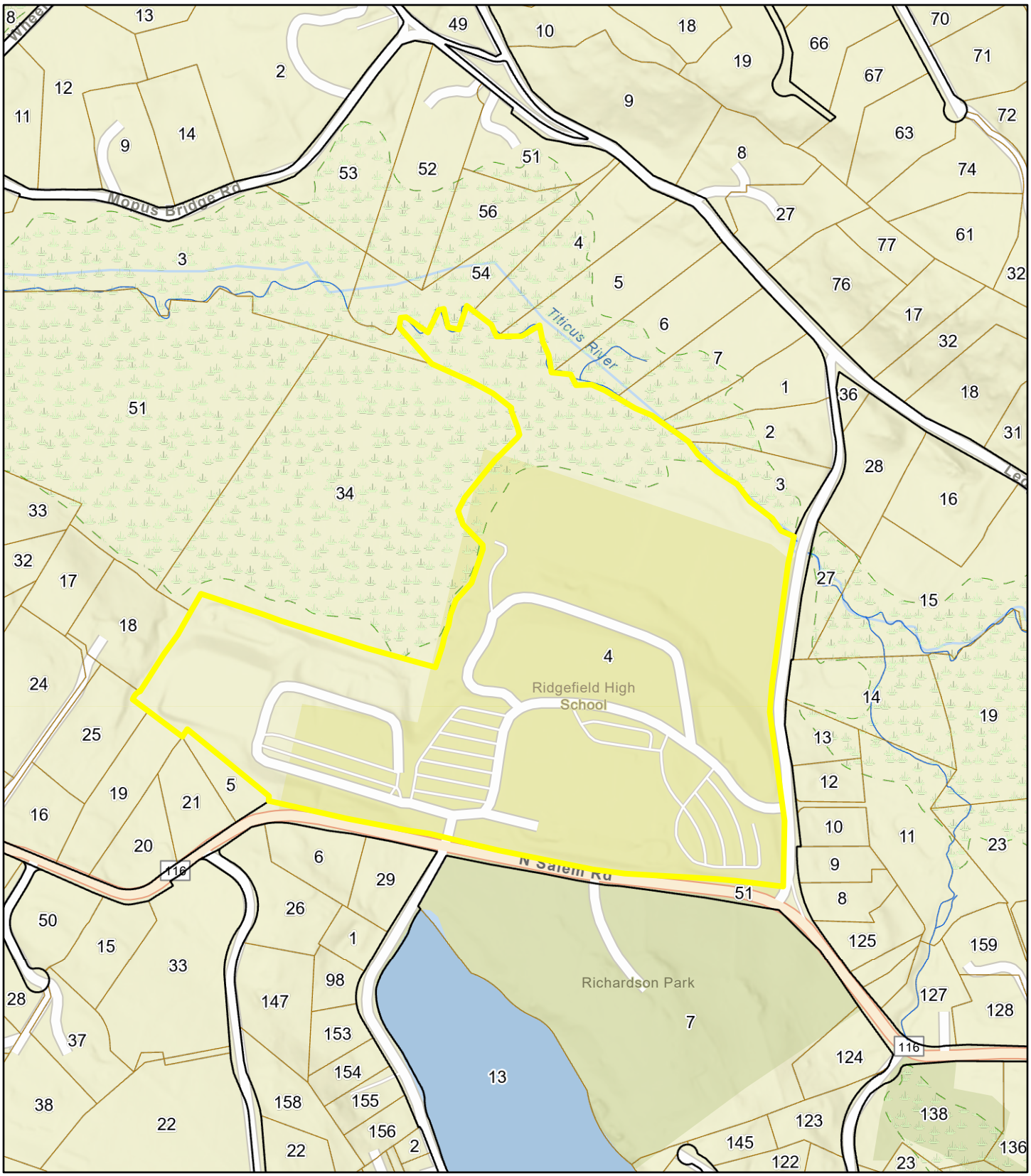
Town of Ridgefield, CT

1 inch = 566 Feet

0 566 1132 1698

August 6, 2024

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

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

WHEREAS, at the Probate Court held at Ridgefield, withir and for the Town of Ridgefield, County of Fairfield and State of Connecticut, on the 4th day of October, 1967, upon the application of the Executors of the Last Will and Testament of Anne Shelton Richardson, deceased, late of the Town of Ridgefield, County of Fairfield and State of Connecticut, an order was made authorizing and empowering said Executors to sell at private sale certain real property of said deceased hereinafter described, all of which more fully appears in the records of said Court, reference thereto being made; and

WHEREAS, pursuant to said order said Executors sold the real property hereinafter described to the TOWN OF RIDGEFIELD;

NOW, THEREFORE, KNOW YE that we, CHEMICAL BANK NEW YORK TRUST COMPANY and ERNEST BROOKS, JR., as Executors of the Will of Anne Shelton Richardson, pursuant to the authority given as aforesaid and pursuant also to the authority given under the Will of said deceased and in consideration of the sum of ONE HUNDRED FIFTEEN THOUSAND FIVE HUNDRED DOLLARS ($115,500.00) received to our full satisfaction of the TOWN OF RIDGEFIELD, a municipal corporation, located in the County of Fairfield and State of Connecticut, do hereby GIVE, GRANT, BARGAIN, SELL and CONFIRM unto the TOWN OF RIDGEFIELD, all the right, title, interest, claim and demand which the said Anne Shelton Richardson had at the time of her death, or which we, as such Executors, have or ought to have in and to

All that certain piece, parcel and tract of land situated in the Town of Ridgefield, County of Fairfield and State of Connecticut, and described on a survey entitled, "Map prepared for Estate of Anne Shelton Richardson, Ridgefield, Connecticut, total area = 77.559 acres R-AA Residence Zone" dated January 19, 1966, and certified substantially correct by Robert M. Henrici, Land Surveyor, which map is on file in the Land Records of the Town of Ridgefield as Map No. 3698.

Said premises are conveyed subject to:

1. Any restrictions or limitations imposed or to be imposed by governmental authority, inclusive of the zoning and planning rules and regulations of the Town of Ridgefield.

2. Taxes of the Town of Ridgefield which become due and payable after the date of the delivery of this deed.

3. Grant from Anne S. Richardson to the Ridgefield Electric Company dated May 13, 1926, and recorded in Book 50 at Page 258 of the Ridgefield Land Records.

See BK 701 PG 377 + 376

4. Drainage easement from Anne S. Richardson to the State of Connecticut dated March 5, 1949, and recorded in Book 66 at Page 316 of the Ridgefield Land Records.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Town of Ridgefield, its successors and assigns forever, to it and their own proper use and behoof. And we, the said Grantors, do for ourselves and our successors, covenant with the said Grantee, its successors and assigns, that we have full power and authority as such Executors aforesaid, to bargain and sell the same in manner and form as aforesaid.

IN WITNESS WHEREOF ERNEST BROOKS, JR., of New Canaan, Connecticut, and CHEMICAL BANK NEW YORK TRUST COMPANY, a banking corporation organized and existing under the laws

of the State of New York and having a place of business at 277 Park Avenue, New York, New York, acting herein by JAMES M. CLARK, its Vice President, as Executors of the Will of Anne Shelton Richardson, deceased, have hereunto set their hands and corporate seal, this 17th day of October, A.D., 1967.

Signed, Sealed and Delivered
in the presence of:

Attest:

Trust Officer

Personal Trust Officer

CHEMICAL BANK NEW YORK TRUST COMPANY

By James M. Clark
Its Vice President

Virginia Gallagher

Ernest Brooks
Ernest Brooks, Jr.

Executors of the Will of Anne Shelton Richardson, Deceased.

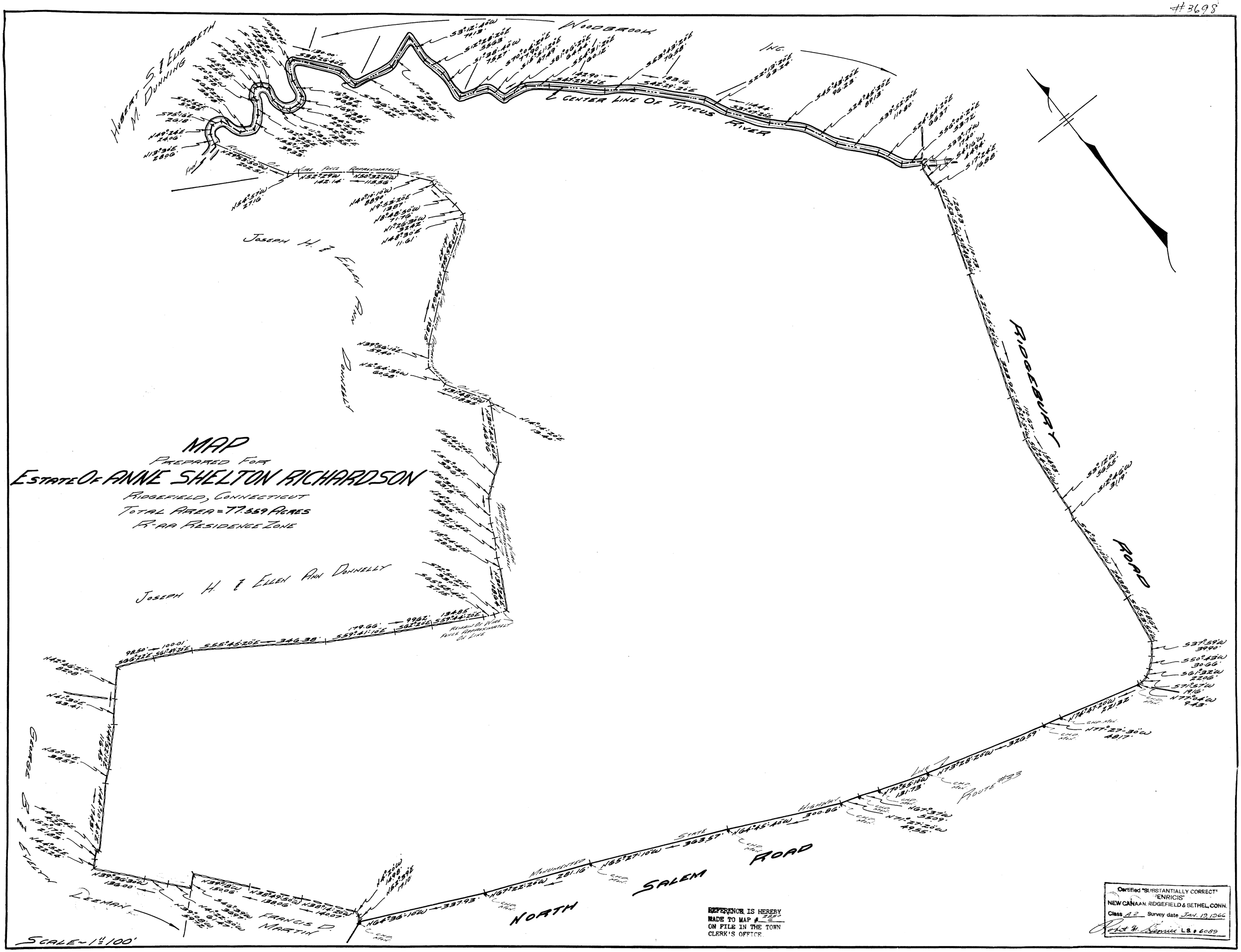
STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

October 17th, 1967

Personally appeared CHEMICAL BANK NEW YORK TRUST COMPANY by JAMES M. CLARK, its Vice President, signer and sealer of the foregoing instrument, and acknowledged the

3698

#3698


MAP
PREPARED FOR
ESTATE OF ANNE SHELTON RICHARDSON
RIDGEFIELD, CONNECTICUT
TOTAL AREA = 77.559 ACRES
R-AA RESIDENCE ZONE
WOODBROOK
INC.
CENTER LINE OF TITICUS RIVER
HUBERT S. & ELIZABETH M. DUNNING
JOSEPH H. & ELLEN ANN DONNELLY
RIDGEBURY ROAD
NORTH SALEM ROAD
ROUTE #33
LEEMAN
FRANCIS D. MARTIN
GEORGE B. & EVELYN
SCALE ~ 1" = 100'
REFERENCE IS HEREBY MADE TO MAP # 2850 6 ON FILE IN THE TOWN CLERK'S OFFICE.
Certified "SUBSTANTIALLY CORRECT" "ENRICIS"
NEW CANAAN, RIDGEFIELD & BETHEL, CONN.
Class A2 Survey date JAN. 19, 1966
Robert M. Henrici L.S. # 6089