FORECLOSURE BY SALE
COMMITTEE DEED
JD-CV-74 Rev. 5-17
C.G.S. § 7-24

STATE OF CONNECTICUT
SUPERIOR COURT
www.jud.ct.gov

Name of person submitting deed for recording:
Address:

WHEREAS, by judgment of Foreclosure by Sale rendered on (date) **11/23/2021**, by the Superior Court for the Judicial District of **New London**, being Docket No. **KNL** CV **19-6043532-S**, wherein **Chelsea Groton Bank** is Plaintiff and **Gates Realty Holdings, LLC; Front Street Commons, LLC; MMP Holdings, LLC; Timothy Ownes; Tomas B. Gates; Brian P. Gates; Eric P. Gates; Ulrika B. Gates; Scient, F.C.U.; Swede, LLC; The Spicer, LLC; Spicer Management, LLC; American Express National Bank successor by merger to American Express Bank, FSB and Channing Real Estate, LLC** is Defendant, brought by complaint dated **10/11/2019** claiming a foreclosure of a mortgage/lien on premises known as *(street, lot #, or other)* **15 Elm Street, Groton**, Connecticut, **Aimee L. Siefert** of Connecticut was duly appointed Committee ("Committee") and directed to sell the premises and convey the same to the purchaser, and

WHEREAS, the Committee has sold the premises in all respects pursuant to the Judgment to **Ross Weingarten** of , for the sum of **Three Million Five Hundred Twenty Thousand and 00/100** ($ **3,520,000.00**) DOLLARS, and

WHEREAS, the sale has been ratified and confirmed by the Superior Court, which appears of record in the file in the Superior Court, to which reference is herein made.

NOW KNOW YE, THAT I, **Aimee L. Siefert**, Committee, pursuant to the authority and direction given to me as aforesaid and in consideration of the sum of **Three Million Five Hundred Twenty Thousand and 00/100** ($ **3,520,000.00**) DOLLARS received to my full satisfaction of **Ross Weingarten**, ("Grantee(s)"), do hereby bargain, sell, transfer and convey unto **Ross Wengarten** and unto his/her their successors and assign forever a parcel of land, together with the improvements thereon, known as *(street, lot #, other)* **15 Elm Street, Groton**

Connecticut, and being more particularly bounded and described on Exhibit A, attached hereto and made a part thereof.

(continued on back/page 2)

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To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the Grantee(s), his/her/their successors and assigns forever to his/her/their and his/her/their own proper use and behoof.

And I, the Committee do covenant with the Grantee(s), his/her/their successors and assigns forever, that I have full power and authority as a Committee to grant and convey the above-described premises in manner and form aforesaid.

The premises are conveyed to the Grantee(s) free and clear of the mortgage/lien being foreclosed, and of all claims subsequent in right thereto, the holders of which are bound by this action.

Said premises are conveyed subject to (a) all prior liens and encumbrances which are prior in right to the mortgage/lien foreclosed; (b) all taxes, sewer assessments and sewer use charges (if any); (c) all building, building line and zoning regulations of the Town of **Groton** and all other governmental regulations and provisions of any public or private law; and (d) such state of facts that an accurate survey or personal inspection of the premises would disclose.

Signed subject to the approval of the Superior Court this **15th** day of **March** 20 **22**

Signed in the presence of:

▶ _____ ***Print name of signer*** **Diana M. Grise**

▶ _____ ***Print name of signer*** **Jeffrey R. Godley**

Committee: _____ ***Print name of committee*** **Aimee L. Siefert**

STATE OF CONNECTICUT

COUNTY OF **New London** SS. **Norwich**

The foregoing instrument was acknowledged before me this **15th** day of **March** 20 **22**

by **Aimee L. Siefert**, COMMITTEE

Signed _____ **Jeffrey R. Godley** _____

Commissioner of the Superior Court/Court Clerk/Notary Print name of person signing at left Date your commission expires

The foregoing committee deed is approved this 31 day of March 20 22

Judge of the Superior Court: _____

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A certain piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Groton, County of New London and State of Connecticut, known as 15 Elm Street, and being Lot No. 6 on a map entitled "Plan Showing M.G. Contino Subdivision Property of Richard S. Shlomberg Groton, Connecticut Scale: 1" = 40' May 1974 George H. Dieter Land Surveyor" which map is on file in the Town Clerk's Office in the said Town of Groton, to which reference may be had; said premises being more particularly bounded and described as follows, to wit:

NORTHERLY:	By land now or formerly of James E. Miller, et al, One hundred thirteen and sixty-nine one hundredths (113.69 feet;
EASTERLY:	By Elm Street, Two hundred seventy (270) feet;
SOUTHERLY:	By Lots Nos. 3, 2, and 1 on said map, partly by each, in all Two hundred eighty and one hundredth (280.01) feet;
WESTERLY:	By land now or formerly of Beverly J. Pryor, Two hundred sixteen (216) feet;
NORTHERLY AGAIN:	By Lots Nos. 4 and 5 on said map, partly by each, in all, One hundred fifty-five and seventy-four one hundredths (155.74) feet; and
WESTERLY AGAIN:	By Lot No. 5 on said map, Thirty-six and eight one-hundredths (36.08) feet.

Said premises are subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of any municipal ordinance or regulations, public or private law including planning, zoning and inland wetland and water course regulations and taxes due to the Town of Groton on the List of October 1, 2012 and thereafter coming due which shall be assumed by the Grantee.

Being the same premises described in a Warranty Deed from William W. Taylor and Kathleen April to Evan J. Nickles ad Robert P. Bankel dated and recorded 4/29/1999 in Volume 688, Pages 6192-194 of the Groton Land Records.