



Doc ID: 004888090007 Type: LAN

BK **1200** PG **233-239**

Record and Return To:

Matthew J. Schiller, Esq.
Greenbaum Rowe Smith & Davis LLP
99 Wood Avenue South
Iselin, New Jersey 08830-2712

LIMITED WARRANTY DEED

MMR HOLDINGS, LLC, a Delaware limited liability company doing business in the State of Connecticut, with offices at c/o Michael Annunziata, 77 Austin Road, Mahopac, NY 10541 (the "**Grantor**"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, received from **NANCY ISAACSON, CHAPTER 11 TRUSTEE OF THE BANKRUPTCY ESTATE OF RICHARD ANNUNZIATA**, with offices located at Greenbaum, Rowe, Smith & Davis LLP, 75 Livingston Avenue, Suite 301, Roseland, New Jersey 07068 (the "**Grantee**"), does hereby grant, bargain, sell and confirm unto Grantee, and its heirs, successors and assigns forever, all of Grantor's right, title and interest in and to:

See **Schedule "A"** attached hereto and made a part hereof (the "**Land**") including those certain development rights reserved to Declarant under that certain condominium declaration of Park Place Condominiums dated December 23, 2005, as recorded in Volume 933 at Pages 227-295 of the Groton Land Records, as amended of record as of the date hereof, submitting the Land to common interest ownership under Connecticut General Statutes (the "**Declaration**") in Section 8.1 of the Declaration and the Special Declaration rights reserved to Declarant in Section 8.4 of the Declaration, all as more particularly described on **Schedule "B"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the Grantee, its successors and assigns forever, and to its own proper use and behoof.

AND FURTHERMORE, subject to the foregoing, the said Grantor does by these presents bind itself and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to Grantee, its successors, and assigns forever, against all lawful claims of all persons, claiming by, through and under the said Grantor, but against none other.

AND FURTHERMORE, Grantor and Grantee acknowledge and agree that this conveyance is being made and pursuant to and in further of that certain Order dated February 21, 2018 entered by the Honorable Christine M. Gravelle, United States Bankruptcy Judge, under Case No.: 15-28996 (CMG), a copy of which is annexed hereto as Exhibit A.

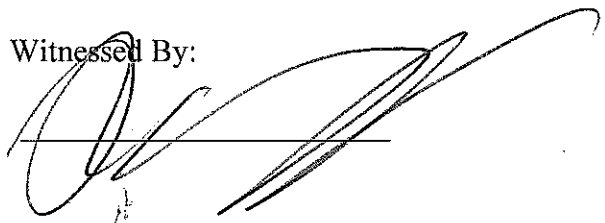
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NO CONVEYANCE TAX COLLECTED
BETSY MOUKAWSHER
TOWN CLERK OF GROTON, CT

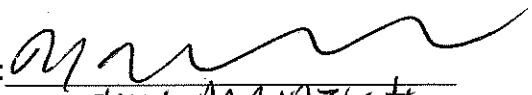
IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be signed this 2 day of April 2018.

GRANTOR:

Witnessed By:

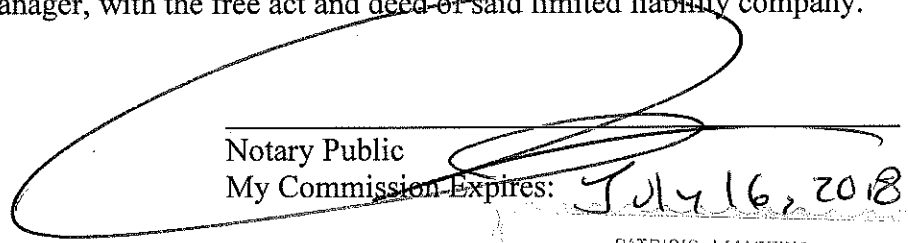


MMR HOLDINGS, LLC
a Delaware limited liability company

By: 
Name: Michael Annunziata
Its: Managing member

STATE OF New Jersey
COUNTY OF Monmouth

On the 2nd day of April in the year 2018, before me, the undersigned, personally appeared Michael Annunziata, Manager of MMR HOLDINGS, LLC, a Delaware limited liability, duly authorized signer and sealer of the foregoing instrument, who acknowledged the same to be his free act and deed as said Manager, with the free act and deed of said limited liability company.


Notary Public
My Commission Expires: July 16, 2018

PATRICIO J MARTINS
Notary Public
State of New Jersey
My Commission Expires Jul 16, 2018

[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

SCHEDULE A

Certain real property, consisting of Development Rights, which property is situated in the City of Groton, County of New London and State of Connecticut, being known as 130 Meridian Street, Park Place Condominiums, more particularly described in the Declaration of Park Place Condominiums, Groton, Connecticut and the exhibits annexed thereto by GFI Groton, LLC dated December 23, 2005 and recorded in Volume 933, Page 227 of the Groton Land Records, as amended to date.

Said property is also described as follows:

A certain tract or parcel of land situated in the City of Groton, County of New London, State of Connecticut, bounded and described as follows:

Beginning at a point on the Northerly line of Meridian Street, said point marking the Southwesterly corner of the herein described tract and the Southeasterly corner of the Grantors' remaining land, said point also lying 268.9 feet, more or less, Easterly of a drill hole at the intersection of North Street and Meridian Street, and thence running North 8°33'15" West by and along the east edge of the Grantors' driveway, a distance of 289.28 feet to a stone wall, bounded Westerly by remaining land of the Grantors; thence North 76°07'40" East a distance of 27.60 feet along said wall to an iron pipe; thence continuing North 76°07'40" East a distance of 553.27 feet along said wall to a drill hole in a boulder; thence North 76°16'58" East a distance of 298.50 feet along said wall to an iron pipe, these last three lines bounded Northwesterly by land of Ronnick Brothers, Inc.; thence South 15°26'18" East a distance of 327.38 feet to an iron pipe set in a pile of stones about 2 feet North of remains of a tree trunk as referenced in Volume 360, Page 439 of the Groton Land Records, this last line bounded Northeasterly by land of North-South Harbor Ltd.; thence South 82°48'28" West a distance of 299.54 feet to a drill hole at the end of a wall; thence South 77°46'49" West a distance of 229.41 feet partly along a wall to a drill hole; thence South 77°41'37" West a distance of 303.94 feet along said wall to a drill hole, these last three lines bounded Southerly by land of Richard M. Kowaleski, Joel M. Bowers, Michael, Jr. and Shelly Farago, James W. & Ruth M. Riley, William J. Stiles, and Frank and Constance Varella, in part by each; thence South 41°20'00" West a distance of 19.12 feet to an angle point in said wall; thence South 30°01'15" West a distance of 33.92 feet to a point on the Northerly line of Meridian Street, these last two lines bounded Southeasterly by land of said Varella; thence North 74°20'37" West a distance of 52.00 feet along the Northerly line of Meridian Street to the Grantor's driveway and the point of beginning.

Said premises are shown and delineated on a plan entitled "Plan of Property to be Conveyed by Raymond E. & Elizabeth C. Deane to Leo & Mary P.T. Archambault Meridian Street City of Groton, Connecticut. Scale 1" = 40' King & Mullen Land Surveyors June 18, 1984" to be recorded in the Groton Land Records.

Excepting therefrom, Units Nos. 101-112, 201-216 and 301-316 of Park Place Condominiums established by the Declaration, as amended.

SCHEDULE B

Section 8.1 of the Declaration (“Development Rights”):

- a. The right to add or subdivide Units, or convert Units into, Common Elements, and Limited Common Elements.
- b. The right to withdraw from the Common Interest Community that certain piece or parcel of land or any portion thereof described on Schedule A-1-1 attached to the Declaration.
- c. The right to construct underground utility lines, pipes, wires, ducts, conduits, roadways and other facilities across the entire Development for the purpose of furnishing utility and other services to buildings and Improvements to be constructed as per the Survey set forth in Exhibit C of the Declaration. The Declarant also reserves the right to grant easements to public utility companies and to convey Improvements within those easements anywhere in the Common Interest Community for the above-mentioned purposes.

which Development Rights are limited as set forth in Section 8.2 of the Declaration.

Section 8.4 of the Declaration (“Special Declarant Rights”):

- a. To complete Improvements indicated on the Survey and Plans filed with the Declaration or as described in the Public Offering Statement pursuant to Section II of Subsection (a) of Section 47-264 of the Act.
- b. To exercise any Development Right reserved in the Declaration.
- c. To maintain sales offices, management offices, signs advertising the Common Interest Community, and models.
- d. To use easements through the Common Elements for the purpose of making Improvements within the Common Interest Community.
- e. To appoint or remove any officer of the Association or any Executive Board member during any period of Declarant control subject to the provisions of Section 8.9 of the Declaration.