

CORPORATE RESOLUTION
OF PRINCESS POCOTOPAUG ASSOCIATION, INC.

I, Donna Maronde, Secretary of the Princess Pocotopaug Association, Inc., a Non-Stock Corporation duly organized and validly existing under the laws of the State of Connecticut, do hereby certify that at a meeting of the Princess Pocotopaug Association, Inc., duly held on the 14th day of May, 2016, at which a quorum was present and acting throughout, the following resolutions were adopted and are now in full force and effect, to wit:

That, Heidi Tanca , the President of the Princess Pocotopaug Association, Inc., be and is hereby authorized to execute any and all documents necessary to convey the interest of the Princess Pocotopaug Association, Inc. in the portion of Wangonk Trail that abuts the property of Su Zheng known as 69 Wangonk Trail to Su Zheng, subject to access rights in favor of the property known a 70 Wangonk Trail for no consideration.

Further, that Heidi Tanca , the President of the Princess Pocotopaug Association, Inc. is hereby authorized to affix the corporate seal, to seal, to sign whatever documentation is necessary and to do whatever thing that may be necessary in order to consummate the transaction.

Dated at East Hampton, Connecticut this 26th day of July, 2017.



, Secretary

CERTIFICATE OF TITLE

**Wangonk Trail
East Hampton, Connecticut**

Portland, Connecticut
November 21, 2018

I FIND, after carefully examining the Land Records of the Town of East Hampton, County of Middlesex and State of Connecticut that **The Princess Pocotopaug Association, Incorporated** is the owner in fee simple of a certain piece or parcel land described in Schedule 'A' attached hereto and made a part hereof.

AND I HEREBY CERTIFY that the same is, to the best of my knowledge and belief, free and clear of all encumbrances, except:

1. Current Taxes due the Town of East Hampton on the list of October 1, 2017.
2. Zoning laws, rules and regulations of the Town of East Hampton and any and all provisions of any public or private law.
3. Any state of facts which an accurate survey or inspection of the premises might show.
4. Rights of tenants possession.
5. Provisions of any inland wetlands or tidal wetlands laws, and any environmental protection laws, whether federal, state or local.
6. A 20' Sanitary Sewer Easement as shown on the Map referred to in Schedule 'A',
7. A Driveway Easement Agreement between Su Zheng and Edward J. Riedinger, Dawn Riedinger and Dale Riedinger, Co-Trustees of the Riedinger 2008 Revocable Trust dated February 28, 2008.

George A. Law
Law & Larson



OP-236
Connecticut Real Estate Conveyance Tax Return
(Rev. 04/17)

For Town
Clerk Use
Only

Town Code

Land Record

Vol. ▶

Pg. ▶

Complete Form OP-236 in blue or black ink only.

1. Town ▶ **EAST HAMPTON** 2. Location of property conveyed (number and street) ▶ **WANGONK TRAIL** Amended return

3. Are there more than two grantors/sellers? ▶ Yes If Yes, attach **OP-236 Schedule A - Grantors, Supplemental Information for Real Estate Conveyance Tax Return.**

4. Grantor/seller #1 (last name, first name, middle initial) ▶ **THE PRINCESS POCOTOPAUG ASSOCIATION, INCORPORATED** Taxpayer Identification Number ▶ **00-0000000** FEIN SSN
 Grantor/seller address (street and number) after conveyance ▶ **P.O. BOX 41** City/town ▶ **EAST HAMPTON** State ▶ **CT** ZIP code ▶ **06424**

5. Grantor/seller #2 (last name, first name, middle initial) ▶ Taxpayer Identification Number ▶ FEIN SSN
 Grantor/seller address (street and number) after conveyance ▶ City/town ▶ State ▶ ZIP code ▶

6. Is the grantor a partnership, S corporation, LLC, estate, or trust? ▶ Yes If Yes, attach **OP-236 Schedule A - Grantors** 7. Was more than one deed filed with this conveyance? ▶ Yes

8. If this conveyance is for no consideration or less than adequate consideration, which gift tax returns will be filed? ▶ Federal only State only Both fed. & state None

9. Is there more than one grantee/buyer or, is the grantee a partnership, S corporation, LLC, estate, or trust? ▶ Yes If Yes, attach **OP-236 Schedule B - Grantees, Supplemental Information for Real Estate Conveyance Tax Return.**

10. Grantee/buyer (last name, first name, middle initial) ▶ **TOWN OF EAST HAMPTON** Taxpayer Identification Number ▶ **83-0000000** FEIN SSN
 Grantee/buyer address (street and number) after conveyance ▶ **20 EAST HIGH STREET** City/town ▶ **EAST HAMOTON** State ▶ **CT** ZIP code ▶ **06424**

11. Date conveyed (MM-DD-YYYY) ▶ **09 - - 2018** 12. Date recorded (MM-DD-YYYY) ▶ - - - 13. Type of instrument: ▶ Warranty Quitclaim Easement Other

14. The grantor claims no tax is due because (See instructions.): ▶ Conveyance was for no consideration or consideration was less than \$2,000.
 ▶ Conveyance is exempt under Conn. Gen. Stat. §12-498. Enter exemption code:
 If exemption code is 01 or 09, enter citation or docket number:

Computation of Tax - Enter consideration for conveyance on the appropriate line. See Instructions.

▶ 15. Consideration for unimproved land		x 0.0075 = 0.00
▶ 16. Total consideration for residential dwelling		
▶ 16a. Portion of Line 16 that is \$800,000 or less		x 0.0075 = 0.00
▶ 16b. Portion of Line 16 that exceeds \$800,000	0.00	x 0.0125 = 0.00
▶ 17. Residential property other than residential dwelling		x 0.0075 = 0.00
▶ 18. Nonresidential property other than unimproved land		x 0.0125 = 0.00
▶ 19. Property conveyed by a delinquent mortgagor		x 0.0075 = 0.00
▶ 20. Total State of Connecticut tax due: Add Lines 15, 16a through 19.		0.00

Declaration: I declare under penalty of law that I have examined this return (including any accompanying schedules and statements) and, to the best of my knowledge and belief, it is true, complete, and correct. I understand the penalty for willfully delivering a false return to the Department of Revenue Services (DRS) is a fine of not more than \$5,000, or imprisonment for not more than five years, or both. The declaration of a paid preparer other than the taxpayer is based on all information of which the preparer has any knowledge.

Indicate who is signing this return: Grantor Grantor's attorney Grantor's authorized agent

Name of person signing the return (type or print) Signature Date

HEIDI TANCA **09/26/2018**

Name of grantor's representative (type or print) Connecticut juris number if applicable Telephone number

GEORGE A. LAW ▶ **306560** **(860) 342-3341**

Town Clerk Copy

OP-236

Connecticut Real Estate Conveyance Tax Return

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1. Town EAST HAMPTON
2. Location of property conveyed (number and street) WANGONK TRAIL
Amended return

3. Are there more than two grantors/sellers? Yes

4. Grantor/seller #1 (last name, first name, middle initial)
THE PRINCESS POCOTOPAUG ASSOCIATION, INCORPORATED

Grantor/seller address (street and number) after conveyance City/town State ZIP code
P.O. BOX 41 EAST HAMPTON CT 06424

5. Grantor/seller #2 (last name, first name, middle initial)

Grantor/seller address (street and number) after conveyance City/town State ZIP code

6. Is the grantor a partnership, S corporation, LLC, estate, or trust? Yes 7. Was more than one deed filed with this conveyance? Yes

8. If this conveyance is for no consideration or less than adequate consideration, which gift tax returns will be filed? Federal only State only Both fed. & state None

9. Is there more than one grantee/buyer or, is the grantee a partnership, S corporation, LLC, estate, or trust? Yes

10. Grantee/buyer (last name, first name, middle initial)

TOWN OF EAST HAMPTON
Grantee/buyer address (street and number) after conveyance City/town State ZIP code
20 EAST HIGH STREET EAST HAMOTON CT 06424

11. Date conveyed (MM-DD-YYYY) 12. Date recorded (MM-DD-YYYY) 13. Type of instrument:
09 - - 2018 - - Warranty Quitclaim Easement Other

14. The grantor claims no tax is due because (See instructions.): Conveyance was for no consideration or consideration was less than \$2,000.
Conveyance is exempt under Conn. Gen. Stat. §12-498. Enter exemption code:
If exemption code is 01 or 09, enter citation or docket number:

Computation of Tax - Enter consideration for conveyance on the appropriate line. See Instructions.

15. Consideration for unimproved land		x 0.0075 = 0.00
16. Total consideration for residential dwelling		
16a. Portion of Line 16 that is \$800,000 or less		x 0.0075 = 0.00
16b. Portion of Line 16 that exceeds \$800,000	0.00	x 0.0125 = 0.00
17. Residential property other than residential dwelling		x 0.0075 = 0.00
18. Nonresidential property other than unimproved land		x 0.0125 = 0.00
19. Property conveyed by a delinquent mortgagor		x 0.0075 = 0.00
20. Total State of Connecticut tax due: Add Lines 15, 16a through 19.		0.00

Schedule 'A'

All that certain piece or parcel of land, with all improvements thereon, lying and being in the Town of East Hampton, County of Middlesex and State of Connecticut, and shown as 'AREA TO REMAIN WITH THE PRINCESS POCOTOPAUG ASSOCIATION AREA =337.8 Sq. Feet 0.1 Acres' on a map entitled "COMPILATION PLAN – PREPARED FOR – SU ZHENG SHOWING EXISTING CONDITIONS 69 WANGONK TRAIL EAST HAMPTON CONNECTICUT SHEET NO. 1 OF 1 JOB NO. 2017-065 DATE JULY 10, 2017 BY: RWH SCALE 1" = 20' FILE NO. ZH15065BNDY ROB HELLSTROM LAND SURVEYING LLC MAILING ADDRESS: P.O. BOX 497 COUMBIA, CT. 06237-0497 (860) 228-9853 (860)228-1360 (FAX) 32 MAIN STREET HEBRON, CT., 06248", which map is on file in the East Hampton Town Clerk's Office, and more particularly bounded and describe as follows:

Beginning at the northwest corner of the premises herein described, thence running N 81° 35' 28" E a distance of 25.03 feet to a point; thence turning and running S 07° 02' 30" E a distance of 13.55 feet to a point; thence turning and running S 81° 47' 31" W a distance of 25.02 feet to a point; thence turning and running N 07° 02' 30" W a distance of 13.46 feet to the point and place of beginning.

Said premises are subject to a 20' Sanitary Sewer Easement as shown on said Map.

Said premises are further subject to a Driveway Easement Agreement between Su Zheng and Edward J. Riedinger, Dawn Riedinger and Dale Riedinger, Co-Trustees of the Riedinger 2008 Revocable Trust dated February 28, 2008 recorded in the East Hampton Land Records on even date herewith.



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3. Are there more than two grantors/sellers? ▶ Yes If Yes, attach OP-236 Schedule A - Grantors, Supplemental Information for Real Estate Conveyance Tax Return.
4. Grantor/seller #1 (last name, first name, middle initial) ▶ THE PRINCESS POCOTOPAUG ASSOCIATION, INCORPORATED Taxpayer Identification Number ▶ 00-0000000 X FEIN SSN
Grantor/seller address (street and number) after conveyance ▶ P.O. BOX 41 City/town ▶ EAST HAMPTON State ZIP code ▶ CT 06424
5. Grantor/seller #2 (last name, first name, middle initial) ▶ Taxpayer Identification Number ▶ FEIN X SSN
Grantor/seller address (street and number) after conveyance ▶ City/town State ZIP code ▶
6. Is the grantor a partnership, S corporation, LLC, estate, or trust? ▶ Yes If Yes, attach OP-236 Schedule A - Grantors 7. Was more than one deed filed with this conveyance? ▶ Yes
8. If this conveyance is for no consideration or less than adequate consideration, which gift tax returns will be filed? ▶ Federal only State only Both fed. & state X None
9. Is there more than one grantee/buyer or, is the grantee a partnership, S corporation, LLC, estate, or trust? ▶ Yes If Yes, attach OP-236 Schedule B - Grantees, Supplemental Information for Real Estate Conveyance Tax Return.
10. Grantee/buyer (last name, first name, middle initial) ▶ ZHENG, SU Taxpayer Identification Number ▶ 001-00-0000 X FEIN SSN
Grantee/buyer address (street and number) after conveyance ▶ 69 WANGONK TRAIL City/town State ZIP code ▶ EAST HAMOTON CT 06424
11. Date conveyed (MM-DD-YYYY) ▶ 09 - - 2018 12. Date recorded (MM-DD-YYYY) ▶ - - - 13. Type of instrument: ▶ X Warranty Quitclaim Easement Other
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Computation of Tax - Enter consideration for conveyance on the appropriate line. See Instructions.

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- ▶ 16. Total consideration for residential dwelling
- ▶ 16a. Portion of Line 16 that is \$800,000 or less x 0.0075 = 0.00
- ▶ 16b. Portion of Line 16 that exceeds \$800,000 0.00 x 0.0125 = 0.00
- ▶ 17. Residential property other than residential dwelling x 0.0075 = 0.00
- ▶ 18. Nonresidential property other than unimproved land x 0.0125 = 0.00
- ▶ 19. Property conveyed by a delinquent mortgagor x 0.0075 = 0.00
- ▶ 20. Total State of Connecticut tax due: Add Lines 15, 16a through 19. 0.00

Declaration: I declare under penalty of law that I have examined this return (including any accompanying schedules and statements) and, to the best of my knowledge and belief, it is true, complete, and correct. I understand the penalty for willfully delivering a false return to the Department of Revenue Services (DRS) is a fine of not more than \$5,000, or imprisonment for not more than five years, or both. The declaration of a paid preparer other than the taxpayer is based on all information of which the preparer has any knowledge.

Indicate who is signing this return:

Grantor

Grantor's attorney

X Grantor's authorized agent

Name of person signing the return (type or print)

Signature

Date

HEIDI TANCA

09/26/2018

Name of grantor's representative (type or print)

Connecticut juris number if applicable

Telephone number

GEORGE A. LAW

▶ 306560

(860) 342-3341

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P.O. BOX 41 EAST HAMPTON CT 06424

5. Grantor/seller #2 (last name, first name, middle initial)

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8. If this conveyance is for no consideration or less than adequate consideration, which gift tax returns will be filed? Federal only State only Both fed. & state None

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10. Grantee/buyer (last name, first name, middle initial)

ZHENG, SU
Grantee/buyer address (street and number) after conveyance City/town State ZIP code
69 WANGONK TRAIL EAST HAMOTON CT 06424

11. Date conveyed (MM-DD-YYYY) 12. Date recorded (MM-DD-YYYY) 13. Type of instrument:
09 - - 2018 - - Warranty Quitclaim Easement Other

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Schedule 'A'

All that certain piece or parcel of land, with all improvements thereon, lying and being in the Town of East Hampton, County of Middlesex and State of Connecticut, and shown as 'Area = 2126 SQ. FT 0.05 Acres AREA TO BE DEEDED TO SU ZHENG OF #69 WANGONK TRAIL' on a map entitled "COMPILATION PLAN – PREPARED FOR – SU ZHENG SHOWING EXISTING CONDITIONS 69 WANGONK TRAIL EAST HAMPTON CONNECTICUT SHEET NO. 1 OF 1 JOB NO. 2017-065 DATE JULY 10, 2017 BY: RWH SCALE 1" = 20' FILE NO. ZH15065BNDY ROB HELLSTROM LAND SURVEYING LLC MAILING ADDRESS: P.O. BOX 497 COUMBIA, CT. 06237-0497 (860) 228-9853 (860)228-1360 (FAX) 32 MAIN STREET HEBRON, CT., 06248", which map is on file in the East Hampton Town Clerk's Office, and more particularly bounded and describe as follows:

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