

CRONAN AND SHIELDS, LLC
ATTORNEYS AT LAW

THOMAS E. CRONAN
OF COUNSEL
TCRONAN@CANDS-LAWFIRM.COM

20 WATER STREET
GUILFORD, CT 06437

HON. CLARANCE J. JONES, (RET.)
OF COUNSEL
CJONES@CANDS-LAWFIRM.COM

TIMOTHY W. SHIELDS
TSHIELDS@CANDS-LAWFIRM.COM

TEL. (203) 453-2786
FAX (203) 683-5961

BASIL R. DUNCAN
1943-2013

December 2, 2019

Mr. Kevin White
Town Engineer
Town of East Haven
461 No. High St.
East Haven, CT 06512

HAND DELIVERED

RE: 677 Thompson St.

Dear Mr. White:


I am writing to follow up our recent conversation regarding the portion of the above-referenced property that was transferred to the Town of East Haven in 2011.

By way of background, the conveyance was/is part of an agreement between the Albino family and Vigliotti Construction in connection with the Valle View Subdivision approval(s). For reasons unknown to all concerned, the original deed has been lost and a replacement deed was recently executed by the Albino family.

It is our understanding the Town Council must vote to accept the deed prior to recordation. To that end, I enclose the Warranty Deed and State Conveyance Tax Return and request the matter be added to the agenda for the next meeting.

Should you have any questions, please do not hesitate to contact our office or Attorney Alphonse Ippolito, counsel for Vigliotti Construction.

Very truly yours,


Cronan and Shields, LLC
Timothy W. Shields

TWS/mol

CC: Alphonse Ippolito, Esq.
Alfred Zullo, Esq.

Enclosures as stated

When Recorded Please Return To:
Cronan and Shields, LLC
20 Water Street
Guilford, CT 06437


Quit-Claim Deed – Statutory Form

We, **Frank Albino** and **Irene Albino**, both of the Town of East Haven, County of New Haven and State of Connecticut (hereinafter "Grantors"), for the consideration of **ONE AND NO/100 (\$1.00) DOLLAR**, and other valuable consideration grant unto **MARK ALBINO**, of the City of Sanibel, County of Lee, and State of Florida, **ROBERTA BAUM**, of the Town of North Branford, County of New Haven and State of Connecticut, **MARGUERITE AMENDOLA**, of the Town of Hamden, County of New Haven and State of Connecticut, and **ROBERT J. ALBINO**, of the Town of Northford, County of New Haven and State of Connecticut (hereinafter collectively the "Grantees"), as **Tenants in Common**, with **QUITCLAIM COVENANTS**, all right, title and interest we have in:

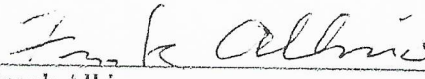
All that certain piece or parcel of land with the improvements thereon, situated in the Town of East Haven, County of New Haven and State of Connecticut, shown as "Proposed Area (1803 Sq. Ft.) to be conveyed to "Albino", and shown on a map entitled "Corrective Subdivision Map (To Record Map 06-09), Valle View Drive Subdivision, East Haven, Connecticut, Scale = 1" = 50' dated April 14, 2008, Revised May 5, 2010, Revised July 22, 2010, prepared for Vigliotti Construction Co. by Criscuolo Engineering LLC, 420 East Main Street, Branford, Connecticut", which map is recorded in the East Haven Land Records as Map #2010-13, which parcel is more particularly described on Schedule A attached hereto and made a part hereof.

In Witness Whereof, we have hereunto signed our names and affixed our seals this 29th day of October, 2019.


Signed, Sealed and Delivered in the Presence of:



Timothy W. Shields



Frank Albino



Mabel Kerrigan




Irene Albino

STATE OF CONNECTICUT)
) ss: Branford
COUNTY OF NEW HAVEN)

October 29, 2019

Personally appeared Frank Albino and Irene Albino, known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument and acknowledged the same to be their free act and deed, and executed the same for the purposes therein contained, before me,

By 

Timothy W. Shields
Commissioner of the Superior Court

SCHEDULE A

A certain parcel of land situated in the Town of East Haven, County of New Haven and State of Connecticut being more particularly bounded and described as follows:

Beginning at a point being South $11^{\circ} 27' 16''$ West 200.00 feet from the Northwesterly corner of the intersection of Valle View Drive and Thompson Street;

Thence running South $19^{\circ} 24' 40''$ West 31.56 feet along Valle View Drive to a point;

Thence running North $80^{\circ} 05' 35''$ West 115.85 feet along the remaining land of the Grantor, being a portion of Lot 9, to a point;

Thence running North $85^{\circ} 29' 16''$ East 125.00 feet along land of the Grantees, to the point of beginning.