

EX#4

Dominick Cerquolo
1348 Baldwin Hill Rd
Gales Ferry, CT 06335

Return To:

INSTR # 2017001125
VOL 555 PG 78
RECORDED 05/08/2017 10:33:10 AM
PATRICIA A. RILEY
TOWN CLERK LEDYARD CT
TOWN CONVEYANCE TAX \$625.00
STATE CONVEYANCE TAX \$5,125.00

RECEIVED

STATUTORY FORM WARRANTY DEED

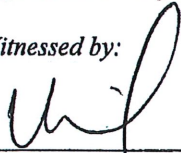
SEP 16 2025

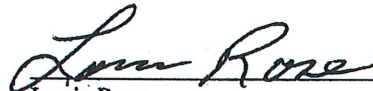
LOUIS ROSE of 16 Center Drive, Ledyard, CT 06339 ("**Grantor**") for TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00) DOLLARS, consideration paid, grant to **DOMINICK CERAVOLO** of 1348 Baldwin Hill Road, Ledyard, CT 06339 ("**Grantee**"), with **WARRANTY COVENANTS**, all that certain piece or parcel of land with the buildings and improvements located thereon, located in the Town of Ledyard, County of New London, and State of Connecticut, known as **750 Colonel Ledyard Highway, Ledyard, Connecticut**, and being more particularly described in Schedule A, attached hereto and made a part hereof.

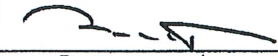
Said premises are conveyed subject to and together with easements, rights of way, restrictions, and agreements as of record may appear, building and building line restrictions and any and all provisions of any municipal ordinance including planning, zoning and inland wetland regulations, public or private law, taxes or municipal assessments and charges hereinafter becoming due and such state of facts as an accurate, closed ground survey or personal inspection may disclose, provided the same does not render title to the premises unmarketable.

Signed this 5th day of May, 2017.

Witnessed by:


Michael W. Sheehan

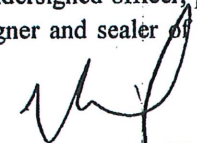

Louis Rose


Peter W. Housh

STATE OF CONNECTICUT)
)
COUNTY OF NEW LONDON)

ss: Groton

On this the 5th day of May, 2017, before me, the undersigned officer, personally appeared, Louis Rose, known to me (or satisfactorily proven) to be the signer and sealer of the within instrument and acknowledged the same to be his free act and deed.


Michael W. Sheehan
Commissioner of Superior Court

SCHEDULE A

A certain tract of land with the buildings thereon in the Town of Ledyard, at Ledyard Center, County of New London and State of Connecticut described and bounded as follows: Commencing at the Southwesterly corner, on the Easterly line of the Colonel Ledyard highway, at a corner in the wall, adjoining land now or formerly of Estella M. Martin; thence in an Easterly direction along a stone wall and land now or formerly of Estella M. Martin one hundred thirty-nine (139) feet more or less, to a wall corner; thence in a Northerly direction along a wall and land now or formerly of Frank Cruz, two-hundred eighty-one (281) feet, more or less, to a corner in the wall; thence in a westerly direction along a wall and land now or formerly of Frank Cruz, one hundred fifty-four (154) feet, more or less, to the wall on the Easterly line of Colonel Ledyard Highway; thence Southerly along the wall on the Easterly line of Colonel Ledyard Highway two hundred eighty-two (282) feet, more or less, back to the point of beginning.

This property is known as 750 Colonel Ledyard Highway, Ledyard, Connecticut. Reference is made to the property described in Volume 309 Page 793 of the Ledyard Land Records.

Property Location
Vision ID 2257

750 COLONEL LEDYARD HWY

Account # 134680

Map ID 67/ 530/ 750/ /

Bldg # 1

Map ID 67/ 530/ 750/ /

Bldg Name
Sec # 1 of 1

Card # 1 of 2

State Use 0334
Print Date 12/19/2024 3:25:40 P

CURRENT OWNER

CERAVOLO DOMINICK

1348 BALDWIN HILL RD

LEDYARD CT

6072

LEDYARD, CT

VISION

TOPO

1 Level

Alt Pcd ID 67-530-750

Sub-div

Dev.Lot

Survey#

Census

GIS ID

UTILITIES

5 Private Well

6 Private Septic

SUPPLEMENTAL DATA

Solar Pane Generator Forest Farm MPT SB

Assoc Pcd#

STRT / ROAD

1 Paved

4 Bus. District

LOCATION

RES LAND DWELLING

COM LAND

COM BLDG

COM OUTBL

CURRENT ASSESSMENT

Code

Assessed

Appraised

Assessed

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

Q/U

V/I

SALE PRICE

VC

Year

Code

Description

Amount

Number

Amount

Comm Int

EXEMPTIONS

Year

Code

Description

Amount

Number

Amount

Comm Int

ASSESSING NEIGHBORHOOD

Nbhd

2750

Nbhd Name

B

Tracing

Batch

NOTES

FORMER SERVICE STATION

PUMPS REMOVED

VACANT 10/20

ECO=MKT/RESALE

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised Xf (B) Value (Bldg)

Appraised Ob (B) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method

BUILDING PERMIT RECORD

Permit Id

Issue Date

Type

Description

Amount

Insp Date

% Comp

Date Comp

Comments

LAND LINE VALUATION SECTION

B

Use Code

Description

Zone

Land Type

Land Units

Unit Price

Size Adj

Site Index

Cond.

Nbhd.

Nbhd. Adj

Notes

COM SITE/USE

EXCS

PREVIOUS ASSESSMENTS (HISTORY)

Year

Code

Assessed

Year

Code

Assessed

Year

Code

Assessed

VISIT / CHANGE HISTORY

Date

Id

Type

Is

Cd

Purpost/Result

Location Adjustment

Adj Unit P

Land Value

Total Appraised Parcel Value

307,600

Total Card Land Units

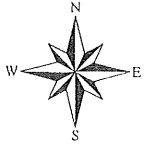
1 AC

Parcel Total Land Area 1

67,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Style: 25		Service Shop									
Model 95		Serv Station									
Grade 03		Average									
Stories: 1											
Occupancy 1.00											
Exterior Wall 1	01	Concr/Cinder									
Exterior Wall 2	15										
Roof Structure	01	Flat									
Roof Cover	04	Tar & Gravel									
Interior Wall 1	01	Minim/Masonry									
Interior Wall 2											
Interior Floor 1	03	Concr-Finished									
Interior Floor 2											
Heating Fuel	02	Oil									
Heating Type	03	Hot Air-no Duc									
AC Type	01	None									
Bldg Use 0334		GAS ST SRV									
Total Rooms 00											
Total Bedrms 0											
Total Baths 00		NONE									
Heat/AC 00		MASONRY									
Frame Type 03		AVERAGE									
Baths/Plumbing 02		CEIL & MIN WL									
Ceiling/Wall 04		AVERAGE									
Rooms/Prtms 02											
Wall Height 12.00											
% Comm Wall 0.00											
1st Floor Use: 0334											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Adj.	Appr. Value
PAV1	Paving-Asphal	L	2,000	2.00	1992			50		0.00	2,000
SHD1	Shed	L	64	12.00	1992			70		0.00	500
LT1	Lights in w/PL	L	2	1000.00	1992			50		0.00	1,000
LT2	w/Double Light	L	2	1350.00	1992			50		0.00	1,400

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6072																											
CERAVOLO DOMINICK	1	Level	5	Private Well	1	Paved	4	Bus. District		Description	Code	Appraised	Assessed	LEDYARD, CT																											
			6	Private Septic					RES LAND	1-1	66,500	46,550																													
									DWELLING	1-3	107,400	75,180																													
1348 BALDWIN HILL RD										SUPPLEMENTAL DATA																															
LEDYARD CT 06339										Solar Pane Generator Forest Farm MPT SB																															
GIS ID 2257										Assoc Pid#																															
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				215,320															
CERAVOLO DOMINICK										0555 0078		05-08-2017		U		I		250,000		25		46,550 2021				215,320															
ROSE LOUIS										0309 0793		03-19-2001		U		I		0				75,180 2021				1,500															
ROSE LOUIS										0309 0551		03-08-2001		U		V		0				47,180 2021				4,900															
ROSE ANTONIE + LOUIS										0309 0549		03-08-2001		U		I		0				42,980 2021				133,900															
ROSE ANTONIE + ISABELLE										00015 0552		04-06-1957						0				42,980 2021				307,600															
EXEMPTIONS										OTHER ASSESSMENTS										APPRAISED VALUE SUMMARY																					
Year	Code	Description	Amount		Code	Description	Number	Amount	Comm Int											Appraised Bldg. Value (Card)										167,300											
										Total		0.00												Appraised Xt (B) Value (Bldg)										1,500							
										ASSESSING NEIGHBORHOOD																				Appraised Ob (B) Value (Bldg)										4,900	
										Nbhd Name		B		Tracing		Batch												Appraised Land Value (Bldg)										133,900			
										NOTES																				Special Land Value										0	
										RED FDN=CONC IA																				Total Appraised Parcel Value										307,600	
										I + E -A																				Valuation Method										C	
										LOOKS LIKE MULTI-TENANCY GL2005																															
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		VISIT / CHANGE HISTORY				307,600																			
																		Date		Id		Type		Is		Cd		Purpose/Result													
																		10-02-2020		GM						15		Reval Review													
LAND LINE VALUATION SECTION																																									
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value																										
2	0101	Single Fam	LCD		0.460	AC	1.01000	0	1.00	2750	1.500	RES SITE		144,500.7	66,500																										
Total Card Land Units															0	AC	Parcel Total Land Area		1	Total Land Value	66,500																				



Ledyard, CT

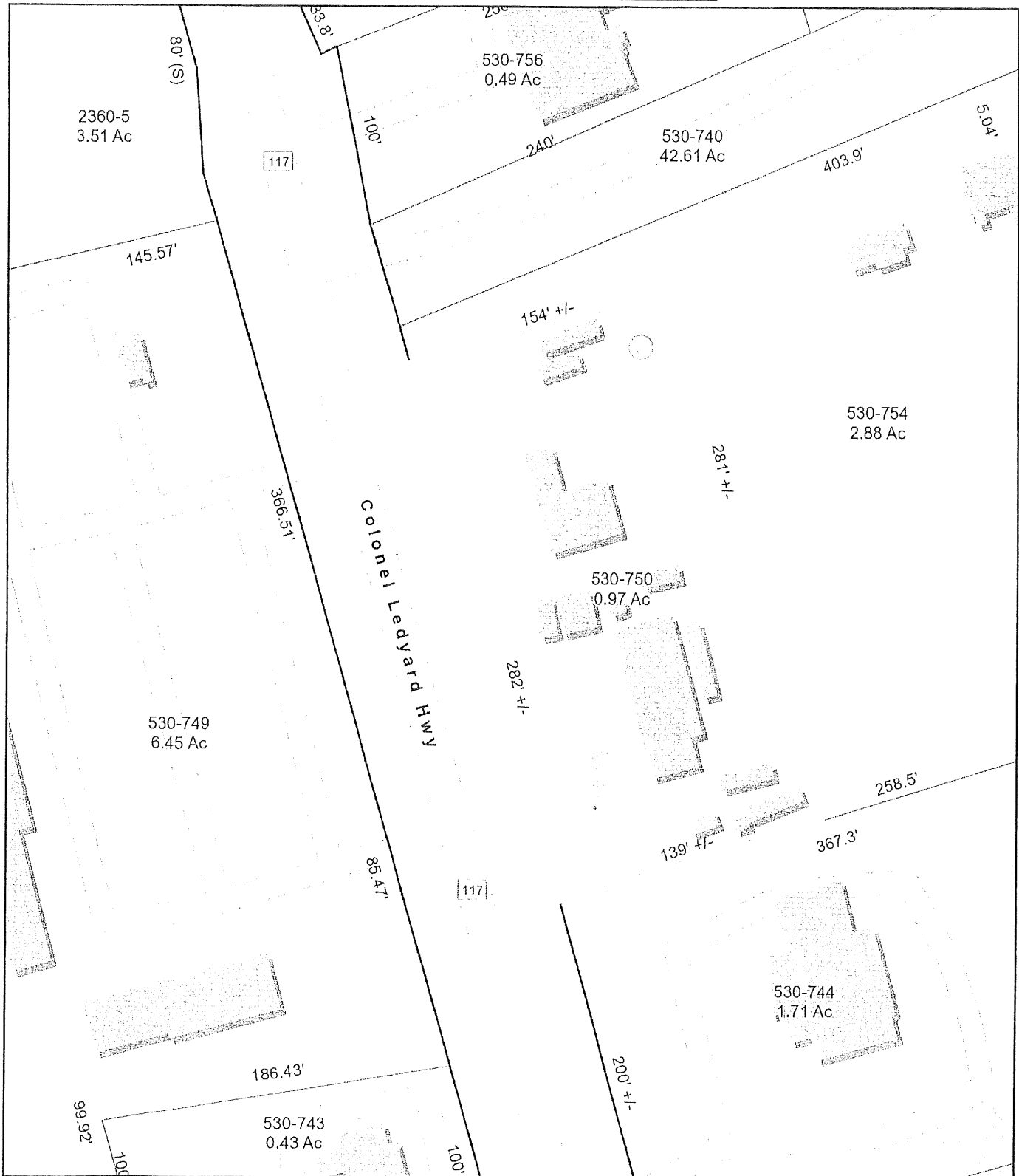
1 inch = 71 Feet



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July 22, 2025



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