

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

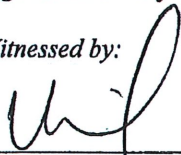
LOUIS ROSE of 16 Center Drive, Ledyard, CT 06339 ("**Grantor**") for TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00) DOLLARS, consideration paid, grant to **DOMINICK CERAVOLO** of 1348 Baldwin Hill Road, Ledyard, CT 06339 ("**Grantee**"), with **WARRANTY COVENANTS**, all that certain piece or parcel 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.

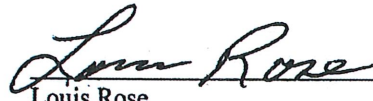
Land Use Department

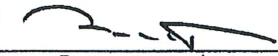
Said premises are conveyed subject to and together with easements, rights of way, restrictions, and agreements as of record may appear, building and building line restrictions and any and all provisions of any municipal ordinance including planning, zoning and inland wetland regulations, public or private 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

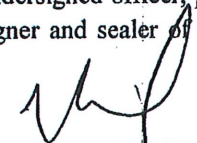

Louis Rose


Peter W. Housley

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

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

Q/U

V/I

SALE PRICE

VC

LOCATION

4 Bus. District

RES LAND

DWELLING

COM LAND

COM BLDG

COM OUTBL

215,320

PREVIOUS ASSESSMENTS (HISTORY)

Year

Code

Assessed

Year

Code

Assessed

V

Year

Code

Assessed

CURRENT ASSESSMENT

Code

Appraised

Assessed

6072

LEDYARD, CT

VISION

EXEMPTIONS

Year

Code

Description

Amount

Code

Description

Number

Amount

Comm Int

215,320

Other Assessments

Year

Code

Assessed

Year

Code

Assessed

V

Year

Code

Assessed

ASSESSING NEIGHBORHOOD

Nbhd

2750

Tracing

Batch

0.00

NOTES

FORMER SERVICE STATION

PUMPS REMOVED

VACANT 10/20

ECO=MKT/RESALE

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

307,600

C

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

307,600

C

BUILDING PERMIT RECORD

Permit Id

Issue Date

Type

Description

Amount

Insp Date

% Comp

Date Comp

Comments

11-17-2000

11-17-2000

09-19-1991

09-19-1991

Measur+Listed

Measur+Listed

Measur+2/visit

Measur+2/visit

307,600

VISIT / CHANGE HISTORY

Date

Id

Type

Is

Cd

Purpost/Result

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

1

0334

GAS ST SRV

LCD

0.460

AC

95,380.00

1.07000

0

1.00

2750

1.500

COM SITE/USE

1,0000

144,500.7

66,500

1

0334

GAS ST SRV

LCD

0.050

AC

12,500.00

1.00000

0

1.00

2750

1.500

EXCS

1,0000

18,750

900

Total Card Land Units

1

AC

Parcel Total Land Area 1

Total Land Value

67,400

Property Location
Vision ID 2257

750 COLONEL LEDYARD HWY

Account # 134680

Map ID 67/ 530/ 750/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 2

State Use 0334

Print Date 12/19/2024 3:25:40 P

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							

53

29

23

25

6

UST

9

6

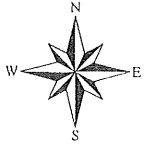
BAS

78

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

BUILDING SUB-AREA SUMMARY SECTION				
Code	Description	Living Area	Floor Area	Undeprec Value
BAS	Main Floor	2,112	2,112	54.19
UST	Unfinished Utility/storage	0	54	27.10
				1,463

Ttl Gross Liv / Lease Area		
	2,112	2,166
		2,139
		115,912



Ledyard, CT

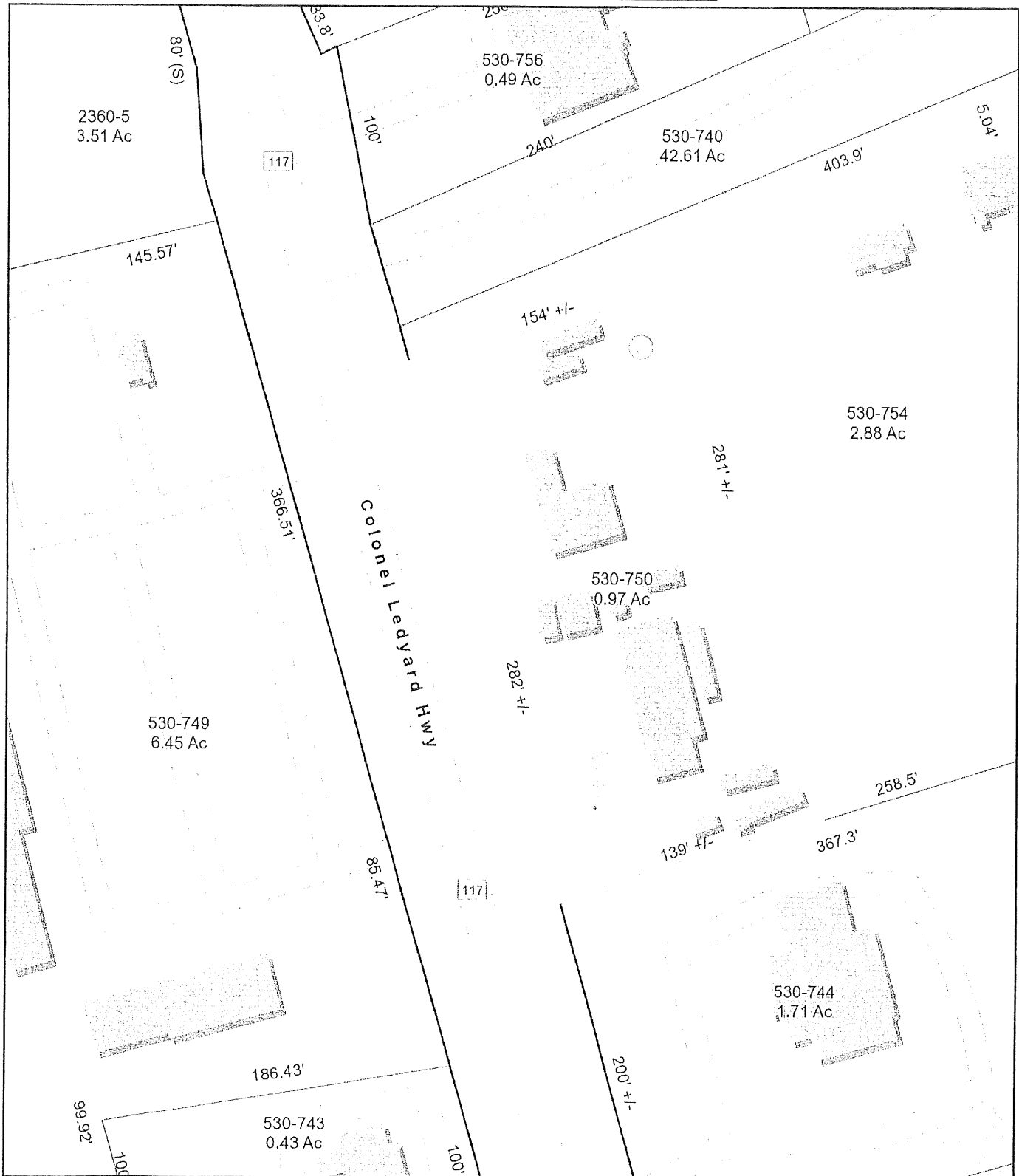
1 inch = 71 Feet



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July 22, 2025



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