

EX#4



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

Return To:

Dominick Cerquolo
 1348 Baldwin Hill Rd
 Groton, CT 06333

STATUTORY FORM WARRANTY DEED

SEP 16 2025

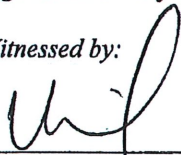
LOUIS ROSE of 16 Center Drive, Ledyard, CT 06339 ("Grantor") for TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00) DOLLARS, consideration paid, grant to **DOMINICK CERAVOLO** of 1348 Baldwin Hill Road, Ledyard, CT 06339 ("Grantee"), with **WARRANTY COVENANTS**, all that certain piece or parcel of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

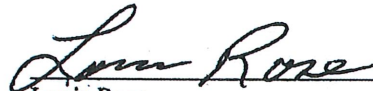
Land Use Department

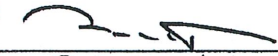
Said premises are conveyed subject to and together with easements, rights of way, restrictions, and agreements as of record may appear, building and building line restrictions and any and all provisions of any municipal ordinance including planning, zoning and inland wetland regulations, public or private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

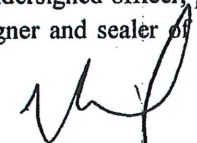

 Louis Rose


 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

Bldg Name
Sec # 1 of 1

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

Card # 1 of 2

CURRENT OWNER

CERAVOLO DOMINICK

1348 BALDWIN HILL RD

LEDYARD CT 06339

GIS ID 2257

TOPO

1 Level

Alt Pcd ID 67-530-750

Sub-div Elderly

Dev.Lot Survey# 07011

Census 07011

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 1-1

Code 1-3

Code 2-1

Code 2-2

Code 2-5

Assessed 46,550

Assessed 75,180

Assessed 67,400

Assessed 42,980

Assessed 3,430

6072

LEDYARD, CT

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

Q/U

V/I

SALE PRICE

VC

0555 0078

05-08-2017

U

I

250,000

25

0309 0793

03-19-2001

U

I

0

0

0309 0551

03-08-2001

U

V

0

0

0309 0549

03-08-2001

U

I

0

0

00015 0552

04-06-1957

0

0

EXEMPTIONS

Year

Code

Description

Amount

Code

Description

Number

Amount

Comm Int

0.00

ASSESSING NEIGHBORHOOD

B

Tracing

Batch

FORMER SERVICE STATION

PUMPS REMOVED

VACANT 10/20

ECO=MKT/RESALE

OTHER ASSESSMENTS

Year

Code

Description

Amount

Code

Description

Number

Amount

Comm Int

2023

1-1

46,550

2022

1-1

46,550

2021

1-1

46,550

2021

1-3

75,180

2021

1-3

75,180

2021

2-1

47,180

2021

2-1

47,180

2021

2-2

42,980

2021

2-2

42,980

2021

2-5

3,430

2021

2-5

3,430

PREVIOUS ASSESSMENTS (HISTORY)

Total

215,320

307,600

215,320

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)

167,300

Appraised Xf (B) Value (Bldg)

1,500

Appraised Ob (B) Value (Bldg)

4,900

Appraised Land Value (Bldg)

133,900

Special Land Value

0

Total Appraised Parcel Value

307,600

Valuation Method

C

BUILDING PERMIT RECORD

Permit Id

Issue Date

Type

Description

Amount

Insp Date

% Comp

Date Comp

Comments

11-17-2000

NS

00

Measur+Listed

11-17-2000

NS

00

Measur+Listed

09-19-1991

CM

02

Measur+2/visit

09-19-1991

CM

02

Measur+2/visit

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						
Heat/AC	00	NONE					
Frame Type	03	MASONRY					
Baths/Plumbing	02	AVERAGE					
Ceiling/Wall	04	CEIL & MIN WL					
Rooms/Prtms	02	AVERAGE					
Wall Height	12.00						
% Conn 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 Value New

Adjusted Base Rate

Year Built

Effective Year Built

Depreciation Code

Remodel Rating

Year Remodeled

Depreciation %

Functional Obsol

External Obsol

Trend Factor

Condition

Condition %

Percent Good

RCNLD

Dep % Ovr

Dep Ovr Comment

Misc Imp Ovr

Misc Imp Ovr Comment

Cost to Cure Ovr

Cost to Cure Ovr Comment

115,912

54.19

1961

1978

F

42

5

1

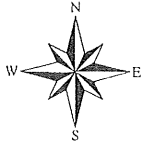
53

61,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	Main Floor	2,112	2,112	2,112	54.19	114,449
UST	Unfinished Utility/storage	0	54	27	27.10	1,463
	Ttl Gross Liv / Lease Area	2,112	2,166	2,139		115,912

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6072											
CERAVOLO DOMINICK	1 Level	5 Private Well	1 Paved	4 Bus. District	RES LAND	1-1	Code	Appraised	Assessed	LEDYARD, CT	VISION	3,430	46,550	75,180											
		6 Private Septic			DWELLING	1-3	Code	107,400	47,180																
					COM LAND	2-1	Code	67,400	42,980																
					COM BLDG	2-2	Code	61,400	42,980																
1348 BALDWIN HILL RD										COM OUTBL				4,900											
LEDYARD CT 06339																									
Alt Prcl ID 67-530-750																									
Solar Pane Generator Forest Farm MPT SB																									
Census 07011																									
GIS ID 2257																									
Assoc Pld#																									
Total										307,600				215,320											
RECORD OF OWNERSHIP										PREVIOUS ASSESSMENTS (HISTORY)															
BK-VOL/PAGE										SALE DATE				Q/U		V/I		SALE PRICE		VC					
CERAVOLO DOMINICK										0555 0078				05-08-2017				U		I		250,000		25	
ROSE LOUIS										0309 0793				03-19-2001				U		I		0		0	
ROSE LOUIS										0309 0551				03-08-2001				U		V		0		0	
ROSE ANTOINE + LOUIS										0309 0549				03-08-2001				U		I		0		0	
ROSE ANTOINE + ISABELLE										00015 0552				04-06-1957											
Total										0.00															
EXEMPTIONS										OTHER ASSESSMENTS															
Year					Code					Description					Amount					Comm Int					
					</																				



Ledyard, CT

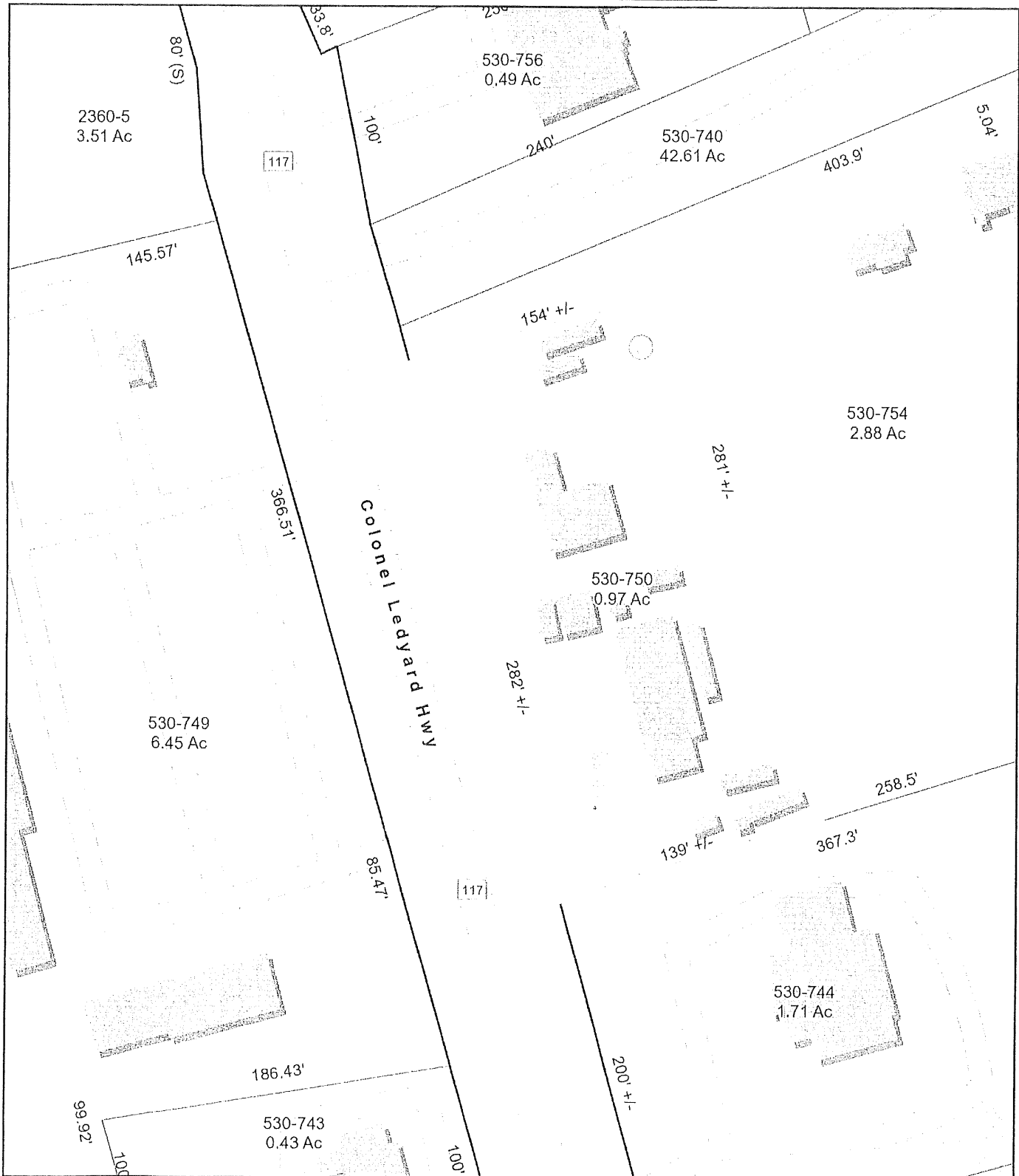
1 inch = 71 Feet



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July 22, 2025



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