Return To:
First Selectman
Town of East Haddam

STATUTORY FORM
WARRANTY DEED

JOSEPH SINA and **JANICE SINA**, individuals with an address of 26 Daniels Road 06423, East Haddam Connecticut for NO COST or other valuable consideration, hereby grant to **THE TOWN OF EAST HADDAM**, a Connecticut municipal corporation with a principal place of business at 1 Plains Road, P.O. Box 385, Moodus, Connecticut, 06469-0385, its successors and assigns, with **WARRANTY COVENANTS**, a certain piece or parcel of land with the appurtenances thereto located in the Town of East Haddam, County of Middlesex and State of Connecticut, more particularly described on **Schedule B** attached hereto and made a part hereof, and subject to the Conservation Restriction and covenants set forth in **Schedule A** attached hereto and made a part hereof, which Grantor imposes upon the premises to conserve and protect in perpetuity significant natural features and to minimize the environmental impact of activities associated with land development within the Town of East Haddam.

Dated at _____ this ___ day of ____, 2026.

Witnessed by:

_____ _____
Joseph Sina.

_____

_____ _____
Janice Sina

_____

STATE OF)
)
COUNTY OF)

ss:

Personally appeared, this ___ day of ___, 2026, Joseph Sina and Janice Sina, signers of the foregoing instrument and acknowledged the same to be their free act and deed, before me.

_____
Commissioner of the Superior Court
Notary Public
My Commission Expires: _____

SCHEDULE A

WHEREAS, **Joseph Sina** and **Janice Sina** (the "Grantors") are the owners of real property, hereinafter described, situated in the Town of East Haddam, County of Middlesex and State of Connecticut, which the **Town of East Haddam** ("Grantee"), acting through its Planning and Zoning Commission, has determined would be in the public interest to retain, maintain and conserve in its natural state; and

WHEREAS, the Grantee, acting through its Planning and Zoning Commission, has determined that the maintenance and conservation of said property of the Grantor can best be accomplished by the accepting by Grantee said property with Conservation Covenants to be held in perpetuity across, and upon the said property of Grantor; and

NOW, THEREFORE, said Grantors does hereby gives and grants unto said Grantee, its successors and assigns forever, the right, privilege and authority to perpetually preserve, protect, limit, conserve and maintain the land hereinafter described in its present natural condition, and does hereby impose upon said land the following covenants, restrictions, and prohibitions, except as provided in Section II **EXCEPTIONS** below. All covenants, restrictions and prohibitions contained herein are intended to and shall run with the land in perpetuity and bind the Grantee and its successors and assigns.

The covenants, restrictions and prohibitions set forth in this Schedule A constitute a conservation restriction within the meaning of Conn. Gen. Stat. § 47-42a, as may be amended from time to time. Notwithstanding that the Grantee holds fee to the premises, it is the express intent of the Grantor and the Grantee that this conservation restriction shall not merge with, and shall not be extinguished by union with, the fee title, and that it shall remain separately valid, enforceable and perpetual.

Said premises are delineated on the following map filed on the East Haddam Land Records as described in Schedule B and is to be named **Wally's Woods Preserve**.

I. PROHIBITIONS - THE FOLLOWING ACTIVITIES ARE PROHIBITED UNDER, OVER, OR UPON THE DONATED PROPERTY, AND THE GRANTEE, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES TO RETRAIN FROM AND TO PROHIBIT THE FOLLOWING ACTIVITIES:

1. The construction or placing of buildings, roads, signs, billboards or other advertising, or other structures on the premises.

2. The dumping or placing of soil or other substance or materials such as landfill, or dumping of trash, ashes, waste, rubbish, garbage, junk, or unsightly or

offensive materials.

3. The excavation, dredging or removal of loam, peat, gravel, soil, rock or other substances in such a manner as to affect the surface, the quality, or the quantity of ground or surface waters.

4. The removal or destruction of trees, shrubs, or other vegetation, the destruction of wildlife habitat, the application of pesticides or herbicides, or any other activity or use which is or has the potential for being detrimental to drainage, flood control, water quality, erosion control, soil conservation, wildlife or the land and water areas in their natural condition.

5. The operation of snowmobiles, motorcycles, all-terrain vehicles, other motorized vehicles, bicycles, or recreational vehicles of any nature except necessary fire-fighting equipment and other emergency service vehicles or activities.

6. The Grantee shall not allow hunting or trapping on the property.

II. EXCEPTIONS - NOTWITHSTANDING ANY OF THE FOREGOING PROVISIONS:

1. The Grantee has the right to maintain and use existing foot trails, and any such activity shall be undertaken in a manner that minimizes the impact on wetlands and watercourses and is approved by the East Haddam Inland Wetlands and Watercourses Commission or its successor agency.

2. The Grantee has the right to place signs on the boundaries of the premises.

3. The Grantee shall permit Public Access at the times between 1/2 hour before sunrise to 1/2 hour after sunset. Public Access shall be for the following activities;

(a) Hiking on designated trails*

(b) Cross country skiing and snowshoeing on designated trails*

(c) Non-motorized boating on the open water which access is to be near the Daniels Road Bridge

(d) Wildlife observation and photography

(e) Fishing

*The designated trails are to be developed and maintained by the East Haddam Conservation Commission.

SCHEDULE B

That certain piece or parcel of land situated in the Town of East Haddam, County of Middlesex, State of Connecticut, and being more particularly described as follows:

All that real property known generally as a 40.518 acre parcel on the south side of Daniels Road, East Haddam, Connecticut and shown as Lot # 092 on East Haddam Assessor's Map # 37, together with any improvements thereon and appurtenances thereto, also more particularly bounded and described and shown on a map entitled “Land to be Dedicated to Open Space prepared for Joseph & Janice Sina, 26 Daniels Road, East Haddam, Connecticut,” dated May, 12, 2026, prepared by Dutch & Associates Land Surveyors, and filed in the East Haddam Land Records as Map #5053.

Excepting therefrom the Grantor's remaining 2.001-acre parcel containing the existing dwelling known as 26 Daniels Road, as shown on said Map #5053.

Being a portion of the premises conveyed to the Grantor by deed recorded in Volume 679, Page 023 of the East Haddam Land Records.