

<b>CURRENT OWNER</b>		<b>TOPO</b>	<b>UTILITIES</b>	<b>STRT/ROAD</b>	<b>LOCATION</b>	<b>Description</b>	<b>Code</b>	<b>Appraised</b>	<b>Assessed</b>	6011
<b>HYMANS TRUCKING LC</b>						Res Land	1-1	28,200	19,740	
						Res Bldg	1-3	76,900	53,830	
						Res Outbl	1-4	800	560	BLOOMFIELD, CT
<b>5 JOSHUA HILL</b>										
<b>WINDSOR</b>	<b>CT</b>	<b>06095</b>								

<b>RECORD OF OWNERSHIP</b>	<b>BK-VOLPAGE</b>	<b>SALE DATE</b>	<b>Q/U</b>	<b>W/I</b>	<b>SALE PRICE</b>	<b>VC</b>	<b>Total</b>	<b>105,900</b>	<b>74,130</b>	
HYMANS TRUCKING LC	2236 0094	10-18-2024	U	-	95,000	25	Year	Code	Assessed	
MOLLANJI EMILJANO	2173 0008	01-31-2023	U	-	43,000	25	2024	1-1	19,740	20,650
ALMUDHARII ADNAN	2173 0005	01-31-2023	U	-	30,000	10		1-3	53,830	48,790
NEMRI ABDESLEM EST OF	0840 0276	10-26-1999	U	-	0	34		1-4	560	1,190
								<b>Total</b>	<b>74,130</b>	<b>Total</b>
										70,630

<b>EXEMPTIONS</b>	<b>Description</b>	<b>Amount</b>	<b>Code</b>	<b>Description</b>	<b>Number</b>	<b>Amount</b>	<b>Comm Int</b>	<b>Total</b>	<b>74,130</b>	

<b>ASSESSING NEIGHBORHOOD</b>	<b>B</b>	<b>Tracing</b>	<b>Batch</b>	<b>APPRaised VALUE SUMMARY</b>	76,900
<b>Nbhd</b>	<b>Sub</b>	<b>Nbhd Name</b>		Appraised Bldg Value (Card)	0
001	A	B		Appraised Xf (B) Value (Bldg)	800
				Appraised Ob (B) Value (Bldg)	28,200
				Special Land Value (Bldg)	0
				Total Appraised Parcel Value	105,900
				Valuation Method	C

<b>LAND LINE VALUATION SECTION</b>	<b>Total Appraised Parcel Value</b>	105,900

<b>BUILDING PERMIT RECORD</b>	<b>WORK IN PROGRESS, NO A</b>	<b>Comments</b>	<b>Date</b>	<b>Id</b>	<b>Type</b>	<b>Is</b>	<b>Purpose/Result</b>		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp		
CK2025	01-01-2024			0	5	1.00	20	0.400	

<b>LAND LINE VALUATION SECTION</b>	<b>Total Appraised Parcel Value</b>	105,900

<b>VISIT / CHANGE HISTORY</b>	<b>Date</b>	<b>Id</b>	<b>Type</b>	<b>Is</b>	<b>Cd</b>	<b>Purpose/Result</b>

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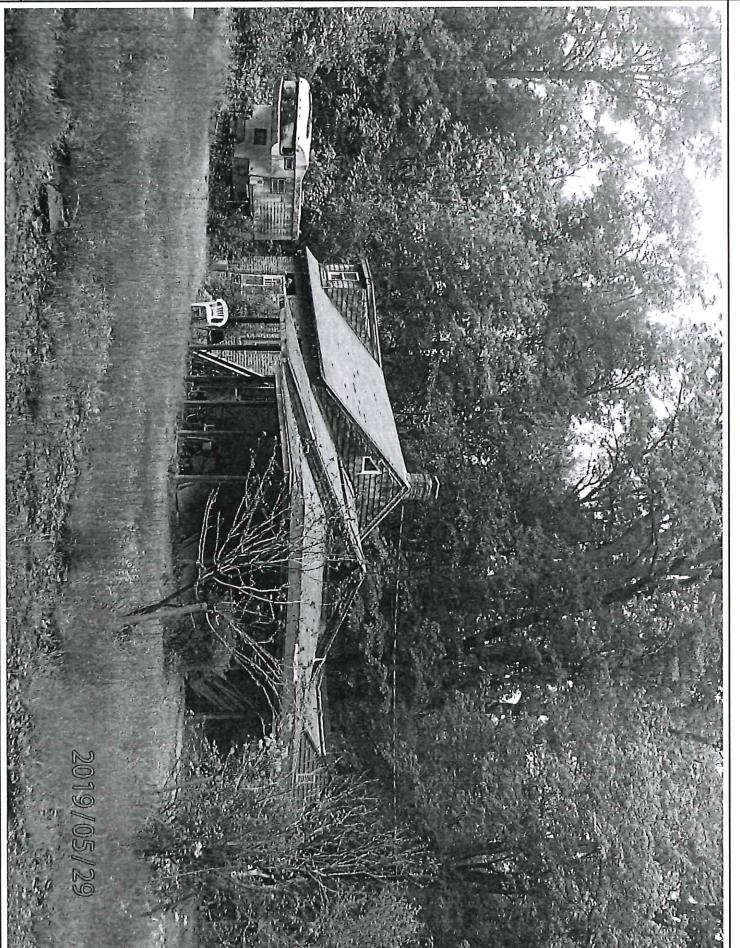
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CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)		FUS BAS UBM									
Element	Code	Description	Element		Code	Description							
Style:	06	Conventional	Element	Cd	Description								
Model:	01	Residential	Dormer LF:	0.00									
Grade:	08	C											
Stories:	2	2 Stories											
Occupancy:	1												
Exterior Wall A:	14												
Exterior Wall B:	14												
Roof Structure:	03												
Roof Cover:	03												
Interior Wall A:	03												
Interior Wall B:	03												
Interior Fir A:	12												
Interior Fir B:	12												
Heat Fuel:	02												
Heat Type:	05												
AC %:	0												
Total Bedrooms:	02												
Total Full Baths:	1												
Total Half Baths:	0												
Total Xtra Fixtrs	0												
Total Rooms:	5												
Bath Style:	03												
Kitchen Style:	03												
Num Kitchens:	1												
Bsmt Fin Area:	0												
Rec Rm Area	0												
Bsmt Gar:	0												
Bsmt Crawl %:	100												
Bsmt Slab %:	0												
Fireplaces:	0												
Dormer LF:	0.00												
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Descript	Sub	Sub Ty	LB	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V	
SHD	Shed	1F	1 Stry	L	400	20.00	1975	2	10	00	1.00	800	
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	798	798	798	0								
CAN	Canopy	0	160	32	0								
FEP	Framed Enclosed Porch	0	252	164	0								
FGR	Garage	0	340	136	0								
FUS	Finished Upper Story	600	600	600	0								
UBM	Basement	600	120	0	0								
Ttl Gross Liv / Lease Area				1,398	2,750	1,850							
2019/05/29													



2019/05/29

Record & Return To:

Conveyance Tax Received  
 STATE \$ 712.50  
 TOWN \$ 475.00

*Cinqueca m. Cardelana*  
 Town Clerk of Bloomfield

## WARRANT DEED

To all People to Whom these Presents shall Come, Greeting:

**Know Ye**, that we, **Emiljano Mollanji & Rexhensa Mollanji**, (hereinafter "Grantors"), of the City/Town of Wethersfield, County of Hartford and State of Connecticut for the consideration of **NINETY-FIVE THOUSAND and 00/100 DOLLARS (\$95,000.00)** received to our full satisfaction of **Hyman's Trucking LLC** (hereinafter "Grantee"), a Connecticut Limited Liability Company with a principal place of business located at 5 Joshua Hill, Windsor, CT 06095, do hereby give, grant, bargain, sell and convey to the Grantee and to such Grantee's survivors, heirs and assigns forever:

*ALL THAT CERTAIN PIECE or parcel of land with the buildings and other improvements thereon, situated in the City/Town of Bloomfield, County of Hartford and State of Connecticut, known as 45 Hillcrest Avenue, and more particularly described on Schedule A attached hereto and made a part hereof.*

**To Have and to Hold** the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, and unto the Grantee's heirs, executors, administrators and assigns forever, to its own proper use and behoof.

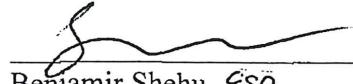
**And also**, We, the said Grantors, do for our heirs, executors, administrators, and assigns, covenant with the said Grantee, and with its heirs, successors and assigns, that at and until the ensealing of these presents, the Grantors are well seized of the premises as a good and indefeasible estate in FEE SIMPLE; have good right to grant, bargain and convey the same in manner and form as is herein written and the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

**And Furthermore**, the Grantors do by these presents bind themselves and their heirs, successors and assigns forever to WARRANT AND DEFEND premises hereby conveyed to the Grantee and to its heirs and assigns against all claims and demands whatsoever, except as herein stated.



**In Witness Whereof**, we have hereunto set our hands and seals this 11<sup>th</sup> day of October, 2024.

**Signed, Sealed and Delivered  
in the presence of:**



Beniamir Shehu, Esq.

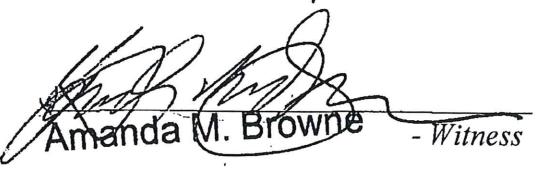
- Witness

(L.S.)



Emiljano Mollanji

- Grantor



Amanda M. Browne

- Witness

(L.S.)



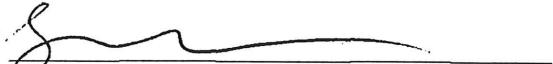
Rexhensa Mollanji

- Grantor

**State of Connecticut      }**  
**}**  
**County of Hartford      }**

ss: Wethersfield,      October 11, 2024

On this 11<sup>th</sup> day of October, 2024, before me, the undersigned officer, personally appeared, Emiljano Mollanji & Rexhensa Mollanji, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same of their own free act and deed for the purposes therein contained.



Beniamir Shehu, Esq.  
Commissioner of the Superior Court



Recorded in Bloomfield  
LAND RECORDS  
Oct 18/2024 11:46A  
BOOK: 2236 PAGE: 94  
INST# 00002941  
Anselica M. Candelaria  
Interim Town Clerk

## Schedule A

Two certain pieces or parcels of land situated in the Town of Bloomfield, County of Hartford and State of Connecticut as follows:

**PARCEL I:** A certain piece or parcel of land with all buildings thereon, situated and lying on the west side of Hillcrest Avenue in the Town of Bloomfield, County of Hartford and State of Connecticut, more particularly bounded and described as follows:

Starting at a point where the north and east boundaries of Lot No. 599 meet on Hillcrest Avenue; and thence running southerly along Hillcrest Avenue for a distance of 70 feet; and thence running westerly a distance of 90.9 feet, more or less, to a point on the west boundary of Lot No. 601; thence 68 feet to the point where the north and west boundaries of said Lot No. 599 meet; and thence running easterly a distance of 90.88 feet to the point of beginning.

Said parcels include Lots Nos. 599, 600 and a portion of 601 as shown on plan of lots at Blue Hills Terrace Annex belonging to J. W. Wilbur being made by A. L. Eliot Surveyor, dated October 26, 1910 and filed in the Bloomfield Town Clerk's Office.

**PARCEL II:** A certain piece or parcel of land with the buildings thereon, situated on the west side of Hillcrest Avenue and the east side of Gorham Avenue in the Town of Bloomfield, County of Hartford and State of Connecticut, and more particularly bounded and described as follows:

Starting at a point on the easterly side of Gorham Avenue, which point is the northwest corner of Lot No. 509; thence running southerly along Gorham Avenue a distance of 50 feet to a point which is the northwest corner of land now or formerly of Charles A. Tocco et al; thence running easterly along land of said Tocco a distance of 147.05 feet, to a point on Hillcrest Avenue which is the northeast corner of land now or formerly of Charles A. Tocco et al; thence running northerly along the west side of Hillcrest Avenue a distance of 40.4 feet to a point which is the southeast corner of other land of Nellie Buck et al; thence running westerly a distance of 90.9 feet to a point on the easterly boundary of said Lot No. 509; thence running northerly along said boundary a distance of 10 feet to a point, which is the northeast corner of said Lot No. 509; thence running westerly a distance of 57 feet, more or less, to the point of beginning.

Said parcel includes Lot No. 509 and a portion of Lot No. 508 as shown on a map or plan of lots entitled "Blue Hills Terrace, owned by Jacob W. Wilbur, surveyed by Spencer and Washburn, Engrs. Scale 1 inch equals 60 feet, dated Aug 1910".

Said parcel also includes a portion of Lot No. 601 and a portion of Lot No. 602 as shown on plan of lots at Blue Hills Terrace Annex belonging to J. W. Wilbur, A. L. Eliot Surveyor, dated October 26, 1919. These maps and plans are on file in the Bloomfield Land Records.

Said premises are further known as 45 Hillcrest Avenue, Bloomfield, Connecticut.

### Said Premises is Conveyed Subject to:

1. Any and all provisions of any public or private law, ordinance or governmental regulation, including building and zoning ordinances, and wetlands regulations affecting said premises.
2. Taxes on the current Grand List, water and sewer use, as may be applicable, any utilities not yet due and payable, common charges and/or dues to the Association, which the Grantee herein hereby assumes and agrees to pay as part consideration of this deed.

