TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME,
GREETING:

KNOW, YE, THAT DONALD G. JOHANSEN and JOY L. JOHANSEN of 65 Genoke Ridge,
New Canaan, Connecticut 06840,
(the "Grantor") for the consideration of SIX HUNDRED SEVENTY-FIVE THOUSAND and 00/100------

--------------------------------- (§ 675,000.00 ) DOLLARS, the receipt of which is hereby
acknowledged, does hereby bargain, convey, give, grant, and sell to
NEW CANAAN HISTORICAL SOCIETY of 13 Genoke Ridge, New Canaan, Connecticut 06840
(the "Grantee"), and unto the Grantee's heirs, legal representatives, successors and assigns forever
all that certain real estate with all improvements thereon as more fully described in Schedule "A"
annexed hereto and made a part hereof (the "Premises")..

TO HAVE AND TO HOLD the Premises unto the Grantee and the Grantee's heirs,
successors and assigns forever, to their own proper use and behoof, and the Grantor does for the
Grantor, the Grantor's heirs, legal representatives, successors and assigns, covenant with the
Grantee and the Grantee's heirs, legal representatives, successors and assigns, that at and until
the ensealing of these presents, the Grantor is well seized of the Premises as a good indefeasible
estate in fee simple; the Grantor has good right to grant and convey the same in the manner and
form as set forth herein; and the Premises are free and clear of all encumbrances whatsoever,
except as stated herein.

The Grantor by these presents does bind the Grantor and the Grantor's heirs, legal
representatives, successors and assigns forever to WARRANT AND DEFEND the Premises against
all claims and demands whatsoever, except as stated herein.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed on
February 7, 1996

Signed, sealed and delivered
in the presence of:

[Signatures]

Robert B. Potash
Donald G. Johansen
Joy L. Johansen

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared Donald G. and Joy L. Johansen
of the foregoing, and acknowledged the same to be their
free act and deed before me, on
February 7, 1996.

[Notary seal]

Commissioner of the Superior Court
Notary Public
Robert B. Potash

Book: 450 Page: 277 File Number: 103444 Seq: 1
All that certain parcel of land, situated in the Town of New Canaan, County of Fairfield and State of Connecticut, shown and delineated as Parcel #892 on a certain map entitled "Map Prepared for Susanne C. Satterfield New Canaan, Connecticut Total Area = 70,329 sq. ft. 4 Acre Residence Zone", which map is dated January 27, 1988, certified "Substantially Correct" by Robert N. Henrici and filed with the New Canaan Town Clerk as Map 6580.

Said premises are bounded Northerly by land now or formerly of St. Marks Parsonage and Church; Easterly by land of the Grantor; Southerly by land now or formerly of New Canaan Historical Society and St. Michael's Lutheran Church of New Canaan, each in part; and Westerly by Genoke Ridge, so called.

Together with the benefit of the a covenant running with the land, that Parcel #893 as shown on said Map 6589 shall be used for single family residential purposes only.

Said premises are conveyed subject to the following:

1. Any restrictions or limitations imposed or to be imposed by governmental authority, and any and all provisions of any ordinance, municipal regulation, public or private law, inclusive of zoning, building, planning, inland wetlands and water courses, laws, rules and regulations as established in and for the Town of New Canaan.

2. Taxes of the Town of New Canaan on the List of October 1, 1995, first half due and payable July 1, 1996, including all sewer maintenance and disposal taxes which the Buyers assume and agree to pay as part of the consideration for the deed.

3. Public utility rights and easements of record, if any.

4. Any state of facts which an accurate survey or personal inspection of the premises might reveal.

Received for record 2-7-96 at 3:10 P.M. and recorded by Mary L. Ritter, Town Clerk.

Book: 450 Page: 277 File Number: 103444 Seq: 2