

## Town Status Report – February 24, 2019

**McGettigan Road Land Sale Update** – Very strange developments in this transaction that has been put on hold. Background:

- In August 1997 Shoemaker Land Associates subdivided land in Wilton and Milford. The following lots Wilton/Milford were consolidated:
  - F93-1/10-75
  - F93-3/10-75-2
  - F93-4/10-75-3
  - F93-5/10-75-1
  - Plan terms stated the conveyance of each Wilton lot “shall not hereafter be separately conveyed without the simultaneous conveyance of” each Milford lot respectively.
- Lot F93-4 was the first parcel sold in 2001. The deed was incorrectly recorded by not including the Milford lot 10-75-3. The error remained uncorrected during two resales of the parcel. Milford assessing at some point incorrectly attached lot 10-75 with this parcel.
- Lot F93-5 and Lot 10-75-1 were sold in 2006 and correctly recorded.
- The remaining lots, F93-1/10-75 and F93-3/10-75-2, have not been sold.
- Shoemaker Land Associates had not paid Milford taxes on 10-75-2 and we had listed incorrectly 10-75-3 so these properties were tax deeded by Milford leading to our sealed bid sale not realizing the parcels had been consolidated back in 1997.
- The error was discovered after bids were opened when one of the bidders (owner of lot F93-5/10-75-1) stated that lot 10-75-3 was the common drive and access for multiple lots.

### Corrective Action:

1. Obviously errors made by title companies and attorneys involved in the sales of F93-4/10-75-3. The current deed must be corrected.
2. Milford Assessing records for lots 10-75 and 10-75-3 must be corrected.
3. There is a prospective buyer for lots F93-1/10-75 and F93-3/10-75-2. We have communicated with Wilton to ensure the transactions are recorded correctly.