

A certain tract or parcel of land, together with the buildings and all other improvements thereon, if any, situated on the southerly side of Old Colchester Road in the Town of Montville, County of New London and State of Connecticut and being more particularly shown as Lot 13 on a certain map or plan entitled "Title: Record Resubdivision Map Land Now Or Formerly Of Pachaug Capital LLC Black Ash Road & Old Colchester Road Montville, Connecticut Date: August 22, 2023 Scale: 1" = 100' Sheet: 3 of 10 Dwg. No.: 3 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 Phone (860) 345-4553 Fax (860) 345-3858" which premises is more particularly bounded and described as follows:

Beginning at an iron pin set on October 26, 2004 in the southerly line of Old Colchester Road at the northeasterly corner of the herein described tract and on the dividing line between the herein described tract and land now or formerly of Heather Battersby as shown on the above referenced plan; thence running South 30°16'51" West for a distance of 281.15 feet to an iron pin set in a stone wall on October 26, 2004; thence running South 51°23'54" East for a distance of 125.00 feet along a stone wall to an iron pin set on October 26, 2004, the last two (2) courses being bounded southeasterly and northeasterly by said Battersby land; thence running South 40°28'51" West for a distance of 4.80 feet along a stone wall to an iron pin set in said stone wall on October 26, 2004; thence running South 66°14'24" West for a distance of 50.76 feet along a stone wall to an iron pin to be set in said stone wall, the last two (2) courses being bounded southeasterly by land now or formerly of Gary N. Long and Shirlee A. Long as shown on the above referenced plan; thence running North 63°25'06" West for a distance of 307.80 feet to an iron pin to be set; thence running North 26°34'54" East for a distance of 272.47 feet to an iron pin to be set in the southerly line of Old Colchester Road, the last two (2) courses being bounded southwesterly and northwesterly by Lot 12 as shown on the above referenced plan; thence running South 83°44'28" East for a distance of 151.68 feet to a monument to be set; thence running along the arc of a curve to the right with a radius of 517.98 feet, a central angle of 10°53'10" for a distance of 98.42 feet to the iron pin set on October 26, 2004 at the point and place of beginning, the last two (2) courses being bounded generally northerly by Old Colchester Road.

Said premises is conveyed together with a right of way for all purposes over and across a strip of land lying northerly of the northerly lines of Lots 11 and 12 and southerly of the southerly line of Old Colchester Road, which right of way shall terminate at such time as said strip of land is conveyed to the Town of Montville for highway purposes.

Said premises is conveyed together with all of the rights, privileges, benefits and easements, but subject to the obligations and servitudes contained in that certain Declaration of Joint Driveway Easement and Maintenance Agreement Lots 11, 12 and 13 Black Ash Road Resubdivision by Pachaug Capital LLC dated _____, 2024 and recorded or to be recorded in the Montville Land Records.

Said premises is conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Montville, Connecticut, public or private law, and taxes to the Town of Montville, Connecticut on the List of October 1, 2023 and thereafter coming due.

Reference is hereby made to a Warranty Deed from Zachary Wood to Pachaug Capital LLC dated May 23, 2023 and recorded in Volume 694, Page 291 of the Montville Land Records.