

A certain tract or parcel of land, together with the buildings and all other improvements thereon, if any, situated on the northerly side of Black Ash Road in the Town of Montville, County of New London and State of Connecticut and being more particularly shown as Lot 6 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 Rev. No. 1 05/28/24 Town Review Comments By KJR Scale: 1" = 100' Sheet: 3 of 12 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 to be set in the northerly line of a strip of land deeded or to be deeded to the Town of Montville for the future widening of Black Ash Road at the southwesterly corner of the herein described tract and on the dividing line between the herein described tract and Lot 4 as shown on the above referenced plan; thence running North 07°43'43" East for a distance of 264.47 feet bounded northwesterly by Lot 4 as shown on the above referenced plan to an iron pin to be set; thence running North 07°43'43" East for a distance of 15.06 feet bounded northwesterly by Lot 3 as shown on the above referenced plan to an iron pin to be set; thence running South 82°16'17" East for a distance of 148.45 feet to an iron pin to be set; thence running South 07°43'43" West for a distance of 258.64 feet to an iron pin to be set in the northerly line of Black Ash Road, the last two (2) courses being bounded northeasterly and southeasterly by Lot 5 as shown on the above referenced plan; thence running South 87°43'45" West for a distance of 47.90 feet to a monument to be set; thence running along the arc of a curve to the right with a radius of 1,000.00 feet for a distance of 102.10 feet to the iron pin to be set at the point and place of beginning, the last two (2) courses being bounded generally southerly by said strip of land deeded or to be deeded to the Town of Montville for the future widening of Black Ash Road.

Said premises is conveyed together with a right of way for all purposes over and across a strip of land lying southerly of the southerly lines of the hereinbefore described premises and northerly of the northerly lines of Black Ash 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 subject to the easement and rights set forth in that certain "Declaration of Drainage Easement and Rights to Drain Lots 5, 6 and 7 Black Ash Estates Resubdivision" by Pachaug Capital LLC dated _____, 2024 which easements are hereby incorporated herein as if fully set forth herein.

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.