

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 7 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 a monument 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 southeasterly corner of the herein described tract and on the dividing line between the herein described tract and Lot 8 as shown on the above referenced plan; thence running along the arc of a curve to the left with a radius of 400.00 feet, a central angle of 09°29'53" for a distance of 66.31 feet to a monument to be set; thence running South 87°43'45" West for a distance of 111.32 feet to an iron pin to be set, 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; thence running North 07°43'43" East for a distance of 279.95 feet to an iron pin to be set; thence running South 82°16'17" East for a distance of 173.36 feet to an iron pin to be set, the last two (2) courses being bounded northwesterly and northeasterly by Lot 5 as shown on the above referenced plan; thence running South 07°13'38" West for a distance of 254.57 feet bounded southeasterly by Lot 8 as shown on the above referenced plan to the monument to be set at the point and place of beginning.

Said premises is conveyed subject to a conservation easement granted or to be granted to the Town of Montville, the location of which is depicted as "Conservation Easement Lot 7" as shown on the above referenced plan, which conservation easement area is more particularly bounded and described as follows:

Beginning at a monument 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 southeasterly corner of Lot 7 as shown on the above referenced plan and on the dividing line between Lot 7 and Lot 8 as shown on the above referenced plan; thence running along the arc of a curve to the left with a radius of 400.00 feet for a distance of 24.06 feet to a point; thence running North 07°43'43" East for a distance of 110.00 feet to a point; thence running North 40°41'54" West for a distance of 44.00 feet to a point; thence running North 49°55'57" East for a distance of 49.00 feet to a point; thence running North 07°43'43" East for a distance of 80.00 feet to a point on the division line between Lots 5 and 7 as shown on the above referenced plan; thence running South 82°16'17" East for a distance of 21.81 feet bounded northeasterly by Lot 5 as shown on the above referenced plan to an iron pin to be set; thence running South 07°13'38" West for a distance of 254.57 feet to the monument to be set at the point and place of beginning of said conservation easement area.

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 line of Lot 5 as shown on the above referenced plan and northerly of the northerly line 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 together with all of the easements, rights, benefits and privileges, but subject to the obligations and servitudes contained in that certain “Declaration of Joint Driveway Easement and Maintenance Agreement Lots 5 and 7 Black Ash Estates Resubdivision” by Pachaug Capital LLC dated as of _____, 2024.

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.