

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 9 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 8 as shown on the above referenced plan; thence running North $08^{\circ}03'01''$ East for a distance of 250.28 feet to an iron pin to be set; thence running North $04^{\circ}21'37''$ West for a distance of 116.15 feet to an iron pin found, the last two (2) courses being bounded generally westerly by Lot 8 as shown on the above referenced plan; thence running North $49^{\circ}24'43''$ East for a distance of 66.24 feet to an iron pin found; thence running North $39^{\circ}26'29''$ East for a distance of 66.89 feet to an iron pin found; thence running North $43^{\circ}19'28''$ East for a distance of 168.54 feet to an iron pin found, the last three (3) courses being bounded northwesterly by land now or formerly of Pine Ridge Estates Homeowners Association as shown on the above referenced plan; thence running South $64^{\circ}51'30''$ East for a distance of 235.99 feet bounded northeasterly by land now or formerly of Phillip M. Huta and Debra Huta as shown on the above referenced plan to an iron pin to be set; thence running South $59^{\circ}28'40''$ East for a distance of 186.62 feet bounded northeasterly by Lot 10 as shown on the above referenced plan to an iron pin to be set; thence running South $30^{\circ}31'20''$ West for a distance of 54.50 feet bounded southeasterly by land now or formerly of Richard J. George and Katherine A. George as shown on the above referenced plan to a point; thence running South $36^{\circ}04'40''$ West for a distance of 296.90 feet bounded southeasterly by Lot 11 as shown on the above referenced plan to an iron pin to be set; thence running North $67^{\circ}40'21''$ West for a distance of 104.51 feet bounded southwesterly by land now or formerly of Suzanne Veillette as shown on the above referenced plan to an iron pin to be set in a stone wall; thence running North $02^{\circ}47'58''$ East for a distance of 72.17 feet along a stone wall to a drill hole set at a stone wall corner on October 26, 2004; thence running North $37^{\circ}27'45''$ West for a distance of 12.32 feet along a stone wall to a drill hole found; thence running North $84^{\circ}15'48''$ West for a distance of 247.03 feet along a stone wall to a drill hole found at the end of said stone wall; thence running South $00^{\circ}57'38''$ East for a distance of 254.60 feet to an iron pin set, the last four (4) courses being bounded by land now or formerly of Nicholas Brothers and Melissa D. Brothers as shown on the above referenced plan; thence running North $81^{\circ}56'59''$ West for a distance of 56.11 feet to a monument to be set; thence running along the arc of a curve to the right with a radius of 250.00 feet for a distance of 8.92 feet to the iron pin to be set at the point and place of beginning, the last two (2) courses being bounded 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 northerly of the northerly line of Lot 10 as shown on the above referenced plan and

southerly of the southerly streetline 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 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 9 and 10 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.