

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 10 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 southerly line of a strip of land deeded or to be deeded to the Town of Montville for the future widening of Old Colchester Road at the northwesterly corner of the herein described tract and on the dividing line between the herein described tract and land now or formerly of Phillip M. Huta and Debra Huta as shown on the above referenced plan; thence running South 66°27'03" East for a distance of 33.72 feet to a monument to be set; thence running along the arc of a curve to the left with a radius of 720.00 feet for a distance of 125.82 feet to a monument found, the last two (2) courses being bounded generally northerly by said strip of land deeded or to be deeded to the Town of Montville for the future widening of Old Colchester Road; thence running South 28°01'41" West for a distance of 123.19 feet to an angle point; thence running South 30°31'20" West for a distance of 135.28 feet to an iron pin to be set, the last two (2) courses being bounded generally easterly by land now or formerly of Richard J. George and Katherine A. George as shown on the above referenced plan; thence running North 59°28'40" West for a distance of 186.62 feet bounded southwesterly by Lot 9 as shown on the above referenced plan to an iron pin to be set; thence running North 35°52'01" East for a distance of 243.55 feet bounded northwesterly by land now or formerly of Phillip M. Huta and Debra Huta as shown on the above referenced plan to the iron pin to be set at the point and place of beginning.

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 the hereinbefore described premises and southerly of the southerly lines 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, benefits and privileges, but subject to the easements, 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.