

Return to:
Town of Montville
c/o Honorable Leonard Bunnell, Mayor
310 Norwich-New London Turnpike
Uncasville, CT 06382

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT, PACHAUG CAPITAL LLC, a Connecticut limited liability company, with an office and place of business in the Town of Griswold, County of New London and State of Connecticut for the consideration of good and valuable considerations received to its full satisfaction of the **TOWN OF MONTVILLE**, a municipal corporation organized and existing pursuant to the laws of the State of Connecticut with an office and principal place of business at 310 Norwich-New London Turnpike in the Town of Montville, County of New London and State of Connecticut and State of Connecticut does give, grant, bargain, sell and confirm unto the said the **TOWN OF MONTVILLE**:

Three (3) certain tracts or parcels of land, together with the improvements thereon, if any, situated in the Town of Montville, County of New London and State of Connecticut and being more particularly bounded and described as follows:

FIRST TRACT

A certain strip or tract of land located 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 "Land N/F Pachaug Capital LLC, To Be Conveyed To The Town Of Montville Area = 14,180 +/- Sq. Ft." on a certain map or plan entitled "Title: Property Survey 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: 2 of 12 Dwg. No.: 2 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 pipe/pin at the northwesterly corner of the herein described tract, the southeasterly corner of land now or formerly of Andrew LaFlash and Heather LaFlash and further located at a northeasterly corner of land now or formerly of the Town of Montville (Black Ash Road); thence running South 07°51'45" West for a distance of 9 feet, more or less, to the existing northerly streetline of Black Ash Road; thence running in a general easterly direction along the existing northerly streetline of Black Ash Road for a distance of 1,918 feet, more or less, to an iron pin; thence running North 00°57'38" West for a distance of 10 feet, more or less, to an iron pin set at the southwesterly corner of land now or formerly of Nicholas Brothers and Melissa D. Brothers as shown on the above referenced plan; thence running North 81°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, a central angle of 09°21'50" for a distance of 40.86 feet to a monument to be set; thence running North 72°35'09" West for a distance of 159.07 feet to a monument to be set; thence running along the arc of a curve to the left with a radius of 350.00 feet, a central angle of 10°11'13" for a distance of 62.23 feet to a monument to be set; thence running North 82°46'22" West for a distance of 360.18 feet to a monument to be set; 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 184.61 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, a central angle of 09°59'58" for a distance of 174.52 feet to a monument to be set; thence running North 82°16'17" West for a distance of 306.69 feet to a monument to be set; thence running along the arc of a curve to the left with a radius of 350.00 feet, a central angle of 29°42'11" for a distance of 181.45 feet to a monument to be set; thence running South 68°01'32" West for a distance of 166.05 feet to a monument to be set; thence running along the arc of a curve to the right with a radius of 600.00 feet, a central angle of 11°24'34" for a distance of 119.48 feet to a monument to be set; thence running South 79°26'07" West for a distance of 36.35 feet to the iron pipe/pin at the point and place of beginning, the last thirteen (13) courses being bounded by other land now or formerly of Pachaug Capital LLC.

SECOND TRACT

A certain strip or tract of land located 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 "Land N/F Pachaug Capital LLC, To Be Conveyed To The Town Of Montville Area = 1588 +/- Sq. Ft." on a certain map or plan entitled "Title: Property Survey Land Now Or Formerly Of Pachaug Capital LLC Black Ash Road & Old Colchester Road Montville, Connecticut Date: August 22, 2023 Rev. No. 1 05/28/2024 Town Review Comments By KJR Scale: 1" = 100' Sheet: 2 of 12 Dwg. No.: 2 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 found at the southeasterly corner of the herein described tract, the northeasterly corner of other land now or formerly of Pachaug Capital LLC and the northwesterly corner of land now or formerly of Richard J. George and Katherine A. George as shown on the above referenced plan; thence running North 28°01'41" East for a distance of 10 feet, more or less, bounded easterly by land now or formerly of the Town of Montville (Old Colchester Road) to a point in the southerly streetline of Old Colchester Road; thence running in a general westerly direction for a distance of 157 feet, more or less, along the existing southerly streetline of Old Colchester Road to a point; thence running South 35°52'01" West for a distance of 10 feet, more or less, bounded westerly by Old Colchester Road to an iron pin set at the northeasterly corner of land now or formerly of Phillip M. Huta and Debra Huta as shown on the above referenced plan; 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 bounded southerly by remaining land now or formerly of Pachaug Capital LLC to the monument found at the point and place of beginning.

THIRD TRACT

A certain strip or tract of land, together with the 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 "Land N/F Pachaug Capital LLC, To Be Conveyed To The Town Of Montville Area = 1471 +/- Sq. Ft." on a certain map or plan entitled "Title: Property Survey 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: 2 of 12 Dwg. No.: 2 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 found at the southwesterly corner of the herein described tract, a northwesterly corner of other land now or formerly of Pachaug Capital LLC and in the northeasterly corner of land now or formerly of Richard J. George and Katherine A. George as shown on the above referenced plan; thence running North 26°34'54" East for a distance of 11 feet, more or less, bounded westerly by Old Colchester Road to a point in the southerly streetline of Old Colchester Road; thence running in a general easterly direction along the southerly streetline of Old Colchester Road for a distance of 302 feet, more or less, to a point; thence running South 30°16'51" West for a distance of 4 feet, more or less, bounded southeasterly by land now or formerly of the Town of Montville (Old Colchester Road) to an iron pin set; thence running along the arc of a curve to the left with a radius of 517.98 feet, a central angle of 10°53'10" for a distance of 98.42 feet to a monument to be set; thence running North 83°44'28" West for a distance of 205.00 feet to the monument found at the point and place of beginning, the last two (2) courses being bounded southerly by remaining land now or formerly of Pachaug Capital LLC.

Said premises is conveyed together with three (3) certain drainage easements for purposes of installing, maintaining, utilizing, repairing and replacing stormwater drainage structures and improvements and rights to drain more particularly described as follows:

- A. **Lot 2 Drainage Easement.** A drainage easement encumbering a portion of Lot 2, 10 feet in width and 20 feet in length shown and designated as "Drainage Easement To Be Granted To The Town Of Montville Area = 200+/- S.F." on Detail B of the above referenced plan.
- B. **Lot 8 Drainage Easement.** A drainage easement encumbering a portion of Lot 8, 10 feet in width and 20 feet in length shown and designated as "Drainage Easement To Be Granted To The Town Of Montville Area = 200+/- S.F." on Detail C of the above referenced plan.
- C. **Drainage Easement and Rights to Drain – Lot 13.** A drainage easement encumbering a portion of Lot 13, 10 feet in width and 20 feet in length shown and designated as "Drainage Easement Right To Drain To Be Granted To The Town Of Montville Area = 200+/- S.F." on Detail D of the above referenced plan together with the right to flow stormwater discharged from structures constructed within said drainage easement area over and across Lot 13 as shown on the above referenced plan in the natural drainage pattern as the same exists as of the date of this conveyance.

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.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, its successors and assigns forever, to its and their own proper use and behoof.

AND ALSO, it, the said grantor does for itself and its successors and assigns, covenant with it, the said grantee, its successors and assigns, that at and until the ensealing of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

