

**PLEASE RETURN TO:**

TA CT Holdings LLC  
c/o TRITEC Americas, LLC  
888 Prospect Street, Suite 200  
La Jolla, CA 92037

**SPECIAL WARRANTY DEED**

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

**KNOW YE THAT:** The Nevar Company, a Connecticut corporation, with an address of 677 South Main Street, Cheshire, CT 06410 (the "**Grantor**"), for and in consideration paid of One Dollar (\$1.00) and other good and valuable consideration, received to the its full satisfaction from **TA CT Holdings LLC**, a Delaware limited liability company, with an address c/o TRITEC Americas, LLC, 888 Prospect Street, Suite 200, La Jolla, CA 92037 (the "**Grantee**"), does hereby grant, give, bargain, sell and confirm unto the Grantee and unto the said Grantee's successors and assigns forever all of the right, title, interest, claim and demand which the said Grantor has in and to:

Those certain pieces or parcels of real property with all improvements thereon commonly known as 958 Route 163 located in the Town of Montville, County of New London and State of Connecticut, and more particularly bounded and described on **Exhibit A** attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee and unto its successors and assigns forever, to its and their own proper use and benefit. And also the said Grantor does for itself and its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of the premises, that it has good right, full power and lawful authority to sell and convey the same to the said Grantee and that the same are free and clear of all encumbrances made or by the said Grantor except as set forth in said **Exhibit B**.

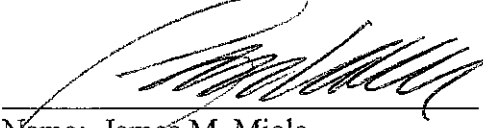
**AND FURTHERMORE**, the Grantor by these presents does bind the Grantor and its successors to **WARRANT AND DEFEND** the above granted and bargained premises to the said Grantee and its successors and assigns forever against the claims and demands of all persons or parties claiming by, from or under the said Grantor but not as to those claiming otherwise.

[SIGNATURE PAGE FOLLOWS]

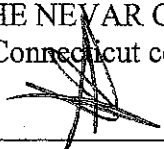
IN WITNESS WHEREOF, the said Grantor has signed and sealed this instrument as of the 26<sup>th</sup> day of September, 2024.

Signed, sealed and delivered  
in the presence of

  
Name: Linda S. Miele

  
Name: James M. Miele

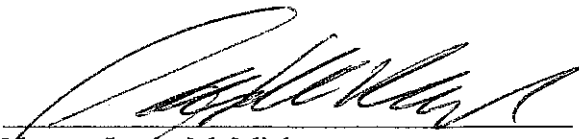
THE NEVAR COMPANY,  
a Connecticut corporation

By:   
Name: Dean Fiske  
Its: President

STATE OF CONNECTICUT       )  
  ) ss: Cheshire  
COUNTY OF NEW HAVEN     )

On this the 26<sup>th</sup> day of September, 2024, before me, the undersigned officer, personally appeared Dean Fiske, who acknowledged himself to be the President of THE NEVAR COMPANY, a Connecticut corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President, as his free act and deed and the free act and deed of said corporation.

In witness whereof I hereunto set my hand.

  
Name: James M. Miele  
Commissioner of the Superior Court  
Notary Public  
My Commission Expires:

Grantee's Mailing Address Post-Closing:  
TA CT Holdings LLC  
c/o TRITEC Americas, LLC  
888 Prospect Street, Suite 200  
La Jolla, CA 92037

## Exhibit A

### **Legal Description of the Property**

Those certain tracts or parcels of land, with the buildings thereon standing, situated in the Town of Montville, County of New London and State of Connecticut located on both sides of the road leading from Oakdale to Raymond Hill and bounded and described as follows:

Northerly by the highway leading over Raymond Hill, by land formerly belonging to the First Ecclesiastical Society in Montville and now or formerly of A. Yoselevsky, and by land now or formerly of Glassbrenner; easterly by land formerly of R.N. Parish and now or formerly in part of Lucy P. Scholfield and in part of Raymond Scholfield; southerly by land formerly of Benjamin F. Scholfield and now or formerly of Isaac Lifschutz; and westerly by land formerly of Sherwood Raymond Esquire.

#### **EXCEPTING THEREFROM THE FOLLOWING:**

- a. A parcel of land bounded and described as follows:

Beginning at the southeast corner thereof at its junction with the northeasterly corner of land now or formerly of Isaac Lifschutz in the westerly line of the road leading from Oakdale to Raymond Hill and thence run along said highway northerly 440 feet, more or less, to a Connecticut state highway merestone; thence westerly by and along an old stone wall 170 feet to a corner of walls; thence southerly by and along an old stone wall 440 feet to a corner of walls and land now or formerly of Isaac Lifschutz; thence easterly by and along a stone wall and said Lifschutz land 170 feet to the point of beginning.
- b. Those premises conveyed to Sam Yakobowsky and Anna Yakobowsky by Warranty Deed dated May 15, 1951 and recorded in Volume 54, Page 469 of the Montville Land Records.
- c. Those premises conveyed to Ernest J. Duhaime and Lena G. Duhaime by Warranty Deed dated February 27, 1957 and recorded in Volume 60, Page 442 of the Montville Land Records.
- d. Those premises conveyed to Ernest J. Duhaime and Lena L. Duhaime by Warranty Deed dated November 17, 1955 and recorded in Volume 60, Page 127 of the Montville Land Records.
- e. Those premises conveyed to Connie L. St. Rock by Warranty Deed dated February 27, 1957 and recorded in Volume 60, Page 474 of the Montville Land Records.
- f. Those premises conveyed to Nathan Kirsch and Lawrence Kirsch by Quit-Claim Deed recorded in Volume 61, Page 372 of the Montville Land Records.
- g. Those premises conveyed to George E. Zurcher and Mildred B. Zurcher by Warranty Deed dated October 28, 1958 and recorded in Volume 64, Page 238 of the Montville Land Records.
- h. Those premises conveyed to Emil Deshefy and Nellie Deshefy by Warranty Deed dated July 21, 1952 and recorded in Volume 58, Page 44 of the Montville Land Records.
- i. Those premises conveyed to Raymond B. Mostowy and Shirley D. Mostowy by Warranty Deed recorded at Volume 122, Page 547 of the Montville Land Records.
- j. Those premises conveyed to Thomas E. Johnson and Helen G. Johnson pursuant to Warranty Deed dated February 11, 1987 and recorded in Volume 184, Page 22 of the

Montville Land Records; as corrected by Quit-Claim Deed dated June 3, 1991 and recorded in Volume 231, Page 608 of the Montville Land Records.

- k. Those premises conveyed to Raymond B. Mostowy, Sr. and Shirley D. Mostowy pursuant to Warranty Deed dated May 19, 1989 and recorded in Volume 212, Page 220 of the Montville Land Records.
- l. Those premises conveyed to Susan D. Millovitsch by Quit-Claim Deed dated September 20, 1995 and recorded at Volume 281, Page 647 of the Montville Land Records.
- m. Those premises conveyed to Joseph F. Matera and Lois M. Matera dated March 5, 2010 and recorded March 10, 2010 in Volume 546, Page 681 of the Montville Land Records.