

Return To:
Cricket's Corner LLC
Attn: Mr. Roger L. Phillips
1650 Route 85
Oakdale, CT 06370

WARRANTY DEED

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

KNOW YE, THAT CRICKET'S CORNER LLC, a Connecticut limited liability company with an office and place of business at 1650 Connecticut Route 85 in the Town of Montville, County of New London and State of Connecticut, for good and valuable considerations received to its full satisfaction of TERRY L. KONRAD of the Town of East Haddam, County of Middlesex and State of Connecticut do give, grant, bargain, sell and confirm unto the said **TERRY L. KONRAD**:

Two (2) certain tracts or parcels of land, together with the improvements thereon, if any, situated on the northeasterly side of Connecticut Route 85 and the southwesterly side of Chesterfield Road in the Town of Montville, County of New London and State of Connecticut, which premises is more particularly bounded and described as follows:

FIRST TRACT

That certain tract or parcel of land, together with the buildings thereon and the appurtenances thereto, if any, situated on the east side of Hartford Road at Chesterfield, in the Town of Montville, County of New London and State of Connecticut, more particularly described as follows:

On the west by the Hartford and New London Turnpike (known as Connecticut Route #85);

On the north by land now or formerly of James P. Espinosa (formerly land of Mazurkiewitz);

On the east by land now or formerly of Alfred Griglio and Helen Griglio (formerly land of Mazurkiewitz);

On the south by land now or formerly of Edward R. Fialkosky and Barbara J. Fialkosky.

Reference is hereby made to a Warranty Deed from Susan Michaels Beare to Cricket's Corner LLC recorded February 8, 2024 and recorded in Volume 701, Page 64 of the Montville Land Records.

SECOND TRACT

A certain tract or parcel of land, together with the improvements thereon, situated on the northwesterly side of Chesterfield Road in the Town of Montville, County of New London and State of Connecticut and being more particularly shown as Lot #15C on a certain map or plan entitled "Subdivision Plan Albert Hary and Susette R. Singer Property Chesterfield Road

Montville, Connecticut Date: November, 1977 Revised to: May 21, 1986 Scale: 1"=60' by W.A. Morse P.E. and L.S." which premises are more particularly bounded and described as follows:

Beginning at a merestone set in the northwesterly street line of Chesterfield Road at the southwesterly corner of the herein described tract and on the dividing line between the herein described tract and land now or formerly of Kemnitz; thence running North 2°30' East for a distance of 92.00 feet along a stone wall bounded northwesterly by said Kemnitz land to an iron pipe; thence running North 11°00' West for a distance of 71.20 feet bounded southwesterly by land now or formerly of Barone to an iron pipe; thence running North 8°15' East for a distance of 88.50 feet to a drill hole; thence running North 3°18' East for a distance of 49.73 feet along a stone wall to a drill hole; thence running North 23°35' West for a distance of 130.05 feet along a stone wall to a drill hole; thence running North 25°44' West for a distance of 87.75 feet along a stone wall to an iron pipe, the last four courses being bounded by land now or formerly of Griglio; thence running North 22°00' West for a distance of 204.30 feet along a stone wall bounded southwesterly by land now or formerly of Fialkosky to an iron pipe; thence running North 19°25' West for a distance of 268.20 feet along a stone wall to a drill hole; thence running North 43°00' West for a distance of 102.80 feet along a stone wall to a drill hole; thence running North 52°35' West for a distance of 240.50 feet along a stone wall to a drill hole, the last three courses being bounded by land now or formerly of Michaels; thence running North 28°45' East for a distance of 490.00 feet along a stone wall bounded northwesterly by land now or formerly of Espinosa to drill hole set at a stone wall corner; thence running North 84°15' East for a distance of 197.00 feet along a stone wall bounded northwesterly by said Espinosa land to a drill hole set at a stone wall corner; thence running North 84°00' East for a distance of 115.00 feet along a wire fence to a 36-inch oak tree; thence running North 84°50' East for a distance of 172.00 feet along a wire fence to a 30-inch oak tree; thence running North 88°12' East for a distance of 87.10 feet along a wire fence to an iron pipe, the last three courses being bounded by said Espinosa land; thence running South 27°14'40" West for a distance of 449.30 feet to a rod; thence running South 23°15' West for a distance of 295.50 feet to a rod; thence running South 47°00' East for a distance of 201.10 feet in part along a stone wall to a rod; thence running South 7°04' East for a distance of 193.00 feet to a drill hole; thence running South 17°38' West for a distance of 358.60 feet to a drill hole set in a boulder; thence running South 5°55' West for a distance of 86.20 feet to a rod; thence running South 16°00' East for a distance of 169.45 feet to a merestone, the last seven courses being bounded by Lot #15D as shown on said plan; thence running along the arc of a curve to the right with a radius of 750.00 feet a central angle of 10°45' for a distance of 113.40 feet bounded southerly by land deeded to the Town of Montville for the future expansion of Chesterfield Road to the merestone set at the point and place of beginning.

Said premises are conveyed subject to a drainage right of way 25 feet in width in favor of the Town of Montville.

Reference is hereby made to a Warranty Deed from Susette R. Singer to Cricket's Corner LLC dated recorded on February 23, 2024 in Volume 701, Page 91 of the Montville Land Records.

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